

01 March 2022

s9(2)(a)

OI 22 017

Thank you for your email of 17 January 2022 to Hon Dr Megan Woods, Minister of Housing, Hon Poto Williams, Associate Minister of Housing and Kāinga Ora - Homes and Communities requesting information relating to the Porirua Development under the Official Information Act 1982 (the Act). Both Minister Woods and Minister Williams have transferred the request to Kāinga Ora as it is more closely related to our functions.

Responses to each of your individual questions can be found enclosed as Attachment 1.

Please note that various sections of your request cannot be answered or information is being withheld. Where this occurs the reasoning and relevant section of the Act are made clear.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

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

More information about the Porirua Development can be found at <https://poriruadevelopment.co.nz/> and if you have specific queries please contact Fiona Lewis, Senior Communications Advisor, at [PoriruaDevelopment@kaingaora.govt.nz](mailto:PoriruaDevelopment@kaingaora.govt.nz).

Yours sincerely



**Rachel Kelly**  
Manager – Government Relations

– Appendix 1 – Responses to individual questions

**1) As of today's date, 17th January 2022, how many homes have been completed in East Porirua since the 2018 announcement and where are they located?**

To date 67 new homes have been completed, these are on Champion Street and Castor Crescent. 157 new homes are underway in Eastern Porirua.

**2) Please list the number and types of new dwellings that have been built as of today's date. Eg. please tabulate as 1 bedroom , 2 bedroom 3 bedroom - 4 and 5 bedroom, how many multilevel, two level and single level dwellings.**

No. of dwellings	Bedrooms	Levels
38	1	1-level
20	2	2-level
5	4	2-level
4	5	2-level

**3) As of today's date how many dwellings and of what type are left to complete of the 2900 State Homes announced in November 2018.**

Aside from the homes in question 1 & 2, the remainder of the 2900 state homes have been master planned for renewal or redevelopment and this work is ongoing.

**4) As of today's date, how many "affordable kiwibuild and market homes" have been completed? What has been the median sale price of these homes? How many children and what size of family have moved into them?**

Kāinga Ora is currently working with local iwi to investigate what affordable homes would look like in Porirua. To date no affordable or market homes have been built.

**5) What is the total number of families who have been required to move from their homes in the Eastern Porirua area, in order for refurbishment or demolition and rebuilding to take place?**

89 families have been relocated to date. Kāinga Ora works with these families to find suitable alternative accommodation.

**6) With regard to family sizes. Please supply any data on the numbers of children in each family that has been required to move.**

I am withholding this information under section 9(2)(a) of the Act to protect the privacy of the individuals involved.

**7) Again with regard to family sizes and allocation of accommodation. Is there a rule about the number of children and ages who can share a room?**

Children under 10 years old can share a room, as well with children of the same sex until they are 16 years old.

**8) What provisions were made for the resettlement of the affected families? Please detail the consultation process, how was their new location decided?**

Kāinga Ora has worked closely with our tenants rehome them. This process includes providing them with a heads up, finding out their preferred location and providing them with options. Tenants can

refuse property options and our tenancy relocation team will work closely with them to locate a new home. We also provide our tenants with the opportunity to return to the newly constructed home, if that works for their circumstances.

When we meet with the tenant they indicate to us where they want to go and live, we follow their lead, some people used the opportunity to move to an area where they always wanted to move to and be closer to their support or have a fresh start.

**9) How many families were relocated within East Porirua?**

83 Families in Eastern Porirua at their request.

**10) How many families were relocated outside of East Porirua?**

Six Families outside Eastern Porirua at their request.

**11) Of those families relocated outside East Porirua because of the development, what areas of the country have they moved to? Were the families consulted before relocating? Are they relocated to another Kāinga Ora home or a private rental?**

Kāinga Ora worked with all of our tenants to notify them of the relocation process and work with them to find a suitable home to be relocated to. Of the families who requested to be relocated outside of Porirua, they chose to relocate to Levin, Waikanae, Auckland, Wellington City, Paraparaumu and Otaki amongst other locations. All were able to move to their chosen areas.

**12) Is there any evidence that Pasifika families have moved in significant numbers to Levin and Maori are moving back to whenua? If so please provide the data.**

Kāinga Ora does not hold data on this particular point. I am therefore refusing this part of your request under section 18(e) of the Act.

**13) Were all families obliged to move given a guarantee they could return to the community on completion of the refurbishment/ development?**

**14) Re 13) above . If not, why not?**

Families were given the choice to return. 48 families have already moved into newly built Kāinga Ora houses in their preferred areas. Five families chose to move out of Porirua for various reasons and no longer have the choice to return and one family moved into private accommodation. 35 families still have the choice to return but have not exercised it yet.

**15) Has there been any pattern to the makeup of families leaving East Porirua in terms of family size and ethnicity?**

We house in accordance with the Ministry of Social Development housing register. During a redevelopment, any families who request to move out of Porirua and require a Kāinga Ora property are assisted in finding another Kāinga Ora property in the region of their choice. The vast majority of families choose to stay in Porirua.

**16) What provisions were made to keep children in affected families at the same school they were attending prior to their relocation?**

We work closely with all families to ensure there is minimal disruption to their lives. In most instances families relocated to properties within the same suburb, which ensured their children could continue to

attend the same school. As noted above, a number of families chose to move to different suburbs so this may have seen a change of school.

**17) When planning the rebuilt neighborhoods what consideration has been given to spaces where children can play? E.g. playgrounds, parks, community centres, big backyards etc**

Our neighbourhoods are master planned and independently reviewed by urban design experts who consider ways we can enhance each area whilst increasing public housing. This includes reviewing current amenities and identifying new amenities to support growth in the area.

Our developments include plans to connect to existing amenities, facilities and provide improvements to our new amenities where it has been identified as a requirement.

**18) What consideration in redevelopment planning has been given to the safe travel of children to their local school?**

Our master planning process considers several factors here including access to schools, appropriate housing mix in proximity of schools and if there are opportunities to use Kāinga Ora land to improve movement within neighbourhoods (such as widening pedestrian linkages). We are also working closely with other agencies such as the Ministry of Education and the Porirua City Council to ensure our works align and complement their school safety and access plans.

**19) Please supply the demographic data upon which planning decisions were made about how many and of what sized dwellings were required.**

The decision on the location and number of new dwellings is being developed and will continuously evolve through the duration of the project to reflect customer demand. In this current phase of the project, new public housing being built is being designed to meet the needs (bedroom count, accessibility, etc.) of the existing public housing customer profiles. We also take into account families who are currently on the Ministry of Social Development Housing Register waitlist.

**20) Has the demographic make up of the neighbourhood changed as a result of the redevelopment of East Porirua? If so, how?**

Kāinga Ora does not hold data on change in demographic makeup as result of the redevelopment in Eastern Porirua. I am therefore refusing this information under section 18(e) of the Act.

**21) Of the homes in the development built for families, what considerations have been made for child health and safety?**

All of the Kāinga Ora developments are designed with principles such as Crime Prevention Through Environmental Design (CPTED) and go through a Design Review Panel process to ensure they are fit for the communities they serve.

**22) Has the community been updated on the progress on the development throughout the project? And if so how has this been done and how frequent have the updates been? Please supply copies of the community updates.**

The community has been extensively updated through a variety of channels since the formation of the Porirua Development. We have a dedicated engagement team based in the community info hub in Cannons Creek who engage with the community via a number of means including dedicated community newsletters and updates including social media.

Public facing communications include social media posts, factsheets, letters, posters, newsletters and boards plus the project website that is updated extensively.

Community updates can be found at <https://poriruadevelopment.co.nz>.

**23) What provisions were made regarding concerns of the community that people will be relocated and won't be able to return or be priced out due to rising rents?**

We facilitate and collaborate with our communities to undertake large-scale developments projects while supporting sustainable, inclusive and thriving communities. Existing customers who wish to return to the area are accommodated as outlined in prior responses. Assistance with rising rents is provided through other agencies if required.

**24) Do the families who were living in the previous state homes before they were demolished get priority over new tenants when new housing stock is built in the area?**

The typology of new housing stock is determined by the Ministry of Social Development's housing register; therefore, families that needed to move due to their homes being demolished may not be suited to the size of the new homes and be accommodated elsewhere instead. The requirements of individual customers and families is taken into account before the age of the housing stock.

**25) How much of the 1.5 billion has been spent on the programme thus far?**

The costs incurred to date align with the programme of planning, design, consenting and construction works for this 25-year project. Total capital expenditure to date is approximately \$50million.

**26) One of the concerns during the consultation period was housing affordability, how has this concern been addressed?**

Kāinga Ora is currently working with the Ministry of Housing and Urban Development and other partners on options targeted at delivering sustainable and viable affordable housing options.

**27) During the share your voice feedback sessions, one of things people deemed important was having a warm, dry and healthy home. How are the homes built being measured as warm, dry and a healthy home?**

All new state homes are being built to a 6 Homestar standard. This provides customers with warm, dry homes and allows them to save money on their energy bills. We are also undertaking a long-term environmental study in Eastern Porirua to ensure the new homes remain efficient for our customers and continue to meet government standards.

**28) When deciding that all Kāinga Ora homes must have a homestar rating of 6, why was the decision made on a rating of 6 and not higher?**

The 6 Homestar standard already far exceeds the building code and the healthy homes standards plus delivers value for money to Kāinga Ora. As building materials improve and the value proposition improves, Kāinga Ora may move to higher standards in the future.

**29) What has the Eastern Porirua Regeneration Advisory Board Panel done and contributed to this project since its inception?**

This panel has provided advice and guidance to the Project partners and Kāinga Ora as the project has progressed.