

From: [Hayley Brandon](#)
To: [Hon Dr Megan Woods](#)
Cc: s 9(2)(a) ; [Office of Kieran McNulty](#)
Subject: Home Start Cap in the Wairarapa
Date: Thursday, 30 July 2020 4:49:37 PM

Good afternoon,

Our office has received a query/feedback about the caps for the First Home Grant – in the Wairarapa the Cap is at \$400,000 and the average house price is nearly \$600,000 which makes the cap seem low and has an impact on the ability of first time buyers to be able to access the grant.

I would appreciate it if you could provide a response for Mr s 9(2)(a) who has recently bought his first home in South Wairarapa and has been impacted by the level of the caps. Mr s 9(2)(a) initially spoke to Kianga Ora who have redirect his query to us.

Brandon's email is s 9(2)(a).

Thank you very much for your time and help on this matter.

If you have any further queries please do not hesitate to contact me.

Ngā mihi nui,

Hayley

Hayley Brandon | Executive Assistant to Kieran McNulty, MP

P (04) 817 8766 | M s 9(2)(a) | hayley.brandon@parliament.govt.nz

Authorised by Kieran McNulty, Parliament Buildings, Wellington

From: [Hayley Brandon](#)
To: [Hon Dr Megan Woods](#)
Cc: [Marie Morgan](#)
Subject: MW20-4950 NZ Housing Subsidies
Date: Monday, 24 August 2020 11:21:27 AM
Importance: High

Mōrena,

Please can I have a response to the below query/issue for a constitute [s 9\(2\)\(a\)](#) is a mortgage broker in the Wairarapa.

- regarding the Housing NZ subsidies, moreso the thresholds around them, they are unfortunately way off the mark at present & we are so very nice, hardworking clients miss out when I believe they should be entitled to it like everyone else
- we have seen the latest data (June), median sale prices etc (will be interesting to see what July's look like when they become available in August) & the current value thresholds of \$400,000 (existing property) & \$500,000 (land/build) are unrealistic, to a lesser extent is the income threshold

[s 9\(2\)\(a\)](#)

M [s 9\(2\)\(a\)](#) **T** +64 6 378 8641

W <http://www.loanmarket.co.nz/matt-spicer>

A 123 Chapel Street (corner of Chapel & Renall Streets), Masterton

If you have any queries concerning this please do not hesitate to contact me.

Many thanks for your help,

Hayley

Hayley Brandon | Executive Assistant to Kieran McAnulty, MP

P (04) 817 8766 | M [s 9\(2\)\(a\)](#) | hayley.brandon@parliament.govt.nz

Authorised by Kieran McAnulty, Parliament Buildings, Wellington

From: [Malo Ah-You](#)
To: [Peter Stevens](#); [James Baigent](#); [Liz Banas](#)
Cc: [Hina Short](#)
Subject: RE: Wairarapa Housing info - PM interview Friday 18 Sept 2020
Date: Thursday, 17 September 2020 8:01:15 AM

Thanks. I will get HUD to update the previous note for the PM for her last interview. I have also asked for some lines for the interview questions. I have asked for this by 11.30am today.

Malo Ah-You
Private Secretary (Housing)
Office of Hon Kris Faafoi

Sent with BlackBerry Work
(www.blackberry.com)

From: Peter Stevens <Peter.Stevens@parliament.govt.nz>
Date: Thursday, 17 Sep 2020, 7:45 AM
To: James Baigent <James.Baigent@parliament.govt.nz>, Liz Banas <Liz.Banas@parliament.govt.nz>
Cc: Malo Ah-You <Malo.Ah-You@parliament.govt.nz>, Hina Short <Hina.Short@parliament.govt.nz>
Subject: Wairarapa Housing info - PM interview Friday 18 Sept 2020

Hi Folks,

I've pulled a bunch of stuff in relation to Wairarapa public housing which has been collated previously and may be helpful (though in need of updating) re - PMO's request last night for the PM's interview on Friday:

Hi

The Prime Minister has an interview with the Wairarapa Times Age on Friday and these are topics.

Can you please provide a few bullets for me by noon tomorrow?

Thanks

- Affordable housing? Emerge housing yet to sign with Land deal in Masterton?
- The state of council housing. Pensioner housing?
- Cost of Emergency Housing is way, way up, how is this affordable?

Kelly Spring | Press Secretary

Office of the Prime Minister

T: +64 4 817 9123 | M: s 9(2)(a) | Email kelly.spring@parliament.govt.nz

Authorised by Rt. Hon Jacinda Ardern MP, Parliament Buildings, Wellington

The Emergency Housing question could be answered with:

In Government, we gave the commitment that those who needed urgent help with housing

should get it.

We were not happy with the reality that had developed for increasing numbers of our most vulnerable New Zealanders where they had to live in cars or someone's couch, and we said anyone who needed help should come forward and they would get help.

That opened up the true extent of neglect in housing assistance that had been happening and meant that we have had to apply emergency housing help on a scale that recognises that need.

There may be lines from the Oral Question from Louise Upston on Emergency Housing that could be useful too:

Question No. 10—Housing (Public Housing)

10. Hon LOUISE UPSTON (National—Taupō) to the Associate Minister of Housing (Public Housing): Is he confident that the Government's emergency housing policies are fit for purpose; if so, why?

Hon KRIS FAAFOI (Associate Minister of Housing (Public Housing)): When we came into Government, we said that those in genuine need of emergency housing should come forward and they would get support. Since then, we have built more State houses than any Government since the 1970s, funded over 2,000 Housing First places, and piloted and rolled out the Sustaining Tenancies programme. Our emergency housing policies are constantly under review to ensure that vulnerable New Zealanders' needs are being adequately met. This Government inherited a housing crisis from a predecessor who refused to admit one existed.

Hon Louise Upston: Who is responsible for placing families with kids into emergency housing, when it was reported that houses in the scheme were without stoves and ovens and that houses were essentially building sites?

Hon KRIS FAAFOI: That is an operational issue, but the Ministry of Social Development (MSD) does most of the operational issues in terms of determining who gets an emergency housing Special Needs Grant placement.

Hon Louise Upston: Is he saying it's acceptable for a family with children to be placed in a house without a stove or oven?

Hon KRIS FAAFOI: No, and that's why I've asked officials to see what work can be done around the placement process to ensure that properties are adequate for the needs of the people who are being housed. I think the member might be referring to a media report where private properties were used. That system was used between January 2018 and June of this year, and was primarily used because some of the accommodation that we were supplying, like motels, was not adequate for larger families.

Hon Louise Upston: Does he consider the taxpayer funding of up to \$3,000 per week for uninhabitable emergency housing good value for money; and, if not, how much money has been spent on uninhabitable emergency housing?

Hon KRIS FAAFOI: We always want to make sure that people are in appropriate housing, whether it be transitional housing, emergency housing, or social housing. I am disappointed that on a small number of occasions when private market rentals were used, some of that may have been inadequate—there are reports of it being inadequate—and that's why we've asked officials to make sure we look at the placement process to ensure that the properties are appropriate for families that use them.

Hon Louise Upston: On how many occasions did this happen, and how much money was spent on it?

Hon KRIS FAAFOI: I don't have that figure on me. What I would tell the member is that during the period where private rentals were used in Auckland, only 13 percent of emergency housing Special Needs Grant people that were looked after were looked after in private market rentals—I think the figure is just a little short of 1,100—and, again, it's disappointing to see a small number of those where some of those properties may not have been adequate.

Hon Louise Upston: Was he aware that after the scheme was extended in 2018, it was reported that once a provider joined the emergency housing scheme through providing a motel or hotel, it could then rent out extra rooms or houses into the scheme, and that the status of those would not be checked; and, if yes, is the scheme working as intended?

Hon KRIS FAAFOI: Well, as the member would know, the scheme is no longer in place.

Hon Louise Upston: Can he confirm whether every emergency housing provider is inspected to ensure that emergency housing places funded by MSD meet basic living conditions; and, if not, why not?

Hon KRIS FAAFOI: I repeat to the member: I've asked officials to look at the placement process to ensure that all properties are adequate for the people who are placed in those properties.

This was provided from HUD 11 June re the Wairarapa development:

s 9(2)(j)



We issued this to RNZ Checkpoint back in January:

Associate Housing Minister Kris Fafoi has provided the following comments:

- I had a positive meeting with the Mayor of Masterton and other Wairarapa representatives who updated me on the supply issues in Wairarapa, and I'm thankful for their insights.
- I am seeking advice on how we might deal with public housing demand issues in Wairarapa given there is only the Trust House community housing provider operating in the region after a former National Government decided to sell-off the region's entire state housing supply.

Attached –

November 2019 Wairarapa info for PM:

Could be useful to update the attached info on Wairarapa that was compiled back in November 2019.

February 2020 Wairarapa info provided for Kieran McAnulty

Peter Stevens | Press Secretary | Office of Hon Kris Fafoi MP

Minister of Broadcasting, Communications and Digital Media, Minister of Commerce and Consumer Affairs,
Minister of Immigration, Minister of Government Digital Services, Associate Minister of Housing
Bowen House | Private Bag 18041 | Parliament Buildings | Wellington 6160 | New Zealand
DDI +64 4 817 6719 | **s 9(2)(a)**

Authorised by Hon Kris Faafoi MP, Parliament Buildings, Wellington 6011

Email disclaimer: Please note information about meetings or events related to the Minister's portfolios will be proactively released (this does not include personal or constituency matters). For each meeting in scope, the summary would list: date, time (start and finish), brief description, location, who the meeting was with, and the portfolio. If you attend a meeting with the Minister on behalf of an organisation, the name of the organisation will be released. If you are a senior staff member at an organisation, or meet with the Minister in your personal capacity, your name may also be released. The location of the meeting will be released, unless it is a private residence. The proactive release will be consistent with the provisions in the Official Information Act, including privacy considerations. Under the Privacy Act 1993 you have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, or are concerned about the release of your information in the meeting disclosure, please contact the sender. You can read more about the proactive release policy at <https://www.dia.govt.nz/Proactive-Releases#MS>

From: [Joy Gribben](#)
To: [Kelly Spring](#)
Cc: [Liz Banas](#)
Subject: FW: Notes for interview with Wairarapa times
Date: Thursday, 17 September 2020 12:10:48 PM
Attachments: [Comms Wairarapa response amended.docx](#)
Importance: High

Hi Kelly, this has gone to Fafoi's office too, keeping you looped in given timelines.

Wairarapa Messages

The need for emergency or transitional housing in the Wairarapa

As the demand for number of application on the Housing Register continues to grow, so does the need to be able to provide people with long term public housing. This is a national trend and not limited to the Wairarapa region.

We are balancing the long-term goal of increasing public housing supply with the imperative to provide immediate support to vulnerable whānau and individuals who find themselves without a home.

We're pressing ahead with delivering more long-term transitional housing across the country to ensure we are supporting people and whānau in urgent need of housing through the ongoing funding of transitional housing services.

- Number of applicants on the Housing Register Masterton - 133
- Public Housing Tenancies Masterton - 141

Transitional Housing

Emerge (20 places) and Women's Refuge (3 places - safehouse) are the transitional housing providers in the Wairarapa. There are no known issues at present.

Wairarapa regional housing market

House prices in the Wairarapa have increased significantly in recent years. Carterton and Masterton in particular have increased double-digit house price growth in recent years.

First Home Loans – Masterton: 4

First Home Grants – Carterton: 4 Masterton: 74 South Wairarapa: 5

Residential Housing Stock – (doesn't account for rural/commercial/industrial/lifestyle)

- Tararua District: 4,643
- Masterton District: 8,469
- Carterton District: 2,538
- South Wairarapa District: 3,738

Median Sale Price – 12 month rolling numbers as at 1 Sept 2020

Group_ID	Sale_Year_Month	How_Many	Median Sale Price
Tararua	9/01/2020	245	\$274,000
Masterton	9/01/2020	432	\$435,000
Carterton	9/01/2020	143	\$480,000
South Wairarapa	9/01/2020	206	\$597,000

KiwiBuild

There are no KiwiBuild houses in Wairarapa

Rental market

The Wairarapa region is experiencing significant growth in rental costs.

The table below is from private bonds data on MBIE website, time series starting from January 1993. 'Private' means private sector landlords. This data comes from their tenancy bond database, which records all new rental bonds that are lodged with MBIE each month.

Wairarapa mean rents per week – Jan 2020 to Aug 2020

	Carterton	Masterton	Sth Wairarapa	tararua
1/01/2020	\$396	\$298	\$404	\$226
1/08/2020	\$308	\$313	\$391	\$312

Public Housing Plan Targets

In August 2018, the Government released the Public Housing Plan 2018 – 2022 (PHP), which outlined the number and type of public housing places that the Ministry of Housing and Urban Development (HUD) is looking to secure in each location i.e. 6,400 net additional places across New Zealand over the 4 years to June 2022 or around 1,600 places per year.

Of those, 60 places were earmarked for Masterton and South Wairarapa District.

There are currently 20 new builds within the planned CHP pipeline for Masterton, which is due for completion in early 2022. (NB: – these are the Emerge places that we will hopefully contract in the next few months.)

Community Housing Providers operating in the Wairarapa

Emerge housing deal in Masterton

HUD has received a formal application for public housing from Emerge. Because the deal is still being negotiated, I can't comment further on that specific proposal. Officials are working now with Emerge to finalise the deal.

However, we know there is a need for more public and transitional housing in many regions throughout the country.

The Salvation Army (TSA)

1. TSA is a key CHP nationwide however only has a small presence in the Wairarapa. As at 30 August 2020, TSA had 3 active public housing tenancies in Wairarapa.

LinkPeople

2. LinkPeople specialise in supporting clients transitioning from mental health services. As at 30 August 2020, LinkPeople had 10 active public housing tenancies in the Wairarapa.

Trust House

3. Trust House is the significant public housing provider in the Wairarapa. Kāinga Ora exited from the region in 1999, when it sold its portfolio of 541 houses to Trust House for \$10.3m (\$19k each).
4. As at 30 August 2020, Trust House had 193 active public housing tenancies in the Wairarapa.

Emerge

5. As at 31 July 2020, Emerge had one active public housing tenancy in Wairarapa.

High level housing messages

The Government is firmly focused on increasing the supply of housing throughout the country. In the past three years we have succeeded in putting together the machinery to deliver change. Under this Government, more houses are being built now than at any time since the 1970s.

Building more state homes

1. The Government's housing reforms have empowered Kāinga Ora to accelerate the pace and scale of new home building and large development projects. In the three financial years to 30 June 2020, we built over 3,500 new state homes to help meet the growing demand for public housing.
2. However, with demand for public housing continuing to grow, we have more to do and Kāinga Ora has an ambitious programme to build more state housing to address this need.
3. Our housing pipeline continues its upward trajectory to help meet demand. At 30 June 2020 we had
4. 2,679 state houses under construction. And, we are once again ramping up to deliver even more state homes following the Government's Budget 2020 announcement to dramatically increase the number of state and transitional homes.
5. Over the next four years, Kāinga Ora plans to invest \$11.2 billion in its housing stock, resulting in a net increase of approximately 8,250 additional state homes.

Public housing

1. Budget 2020 recently invested \$570m to deliver 8,000 new places, approximately 6,000 public houses and 2,000 transitional housing places.
2. By 2024 we will have delivered more than 18,000 places and we remain committed to increasing supply further.
3. No one likes to see an increase in people needing public housing, however, as a result of our policies more people and whānau are being helped than ever before.

Transitional Housing

1. We've also increased the supply of transitional houses significantly. There are now 3,474 transitional housing places across the country, helping thousands of vulnerable New Zealanders and whānau, with more to come.
2. We can house over 10,000 households over a year. Even though COVID-19 shut down construction sites and slowed our progress, during July 2020 we still managed to bring on average 14 extra public and transitional housing places every day, and we remain on track to exceed our state housing delivery goals.

Housing First Programme

1. Across New Zealand, there has been significant investment in Housing First to address chronic homelessness.
2. Housing First is a proven, internationally recognised approach to housing and supporting people who are experiencing homelessness and multiple, high and complex needs.

3. Housing First recognises that it is much easier for people to address complex needs, such as mental health and addiction, once they are housed.
4. The approach is to provide housing quickly, then offer tailored support for as long as it is needed to help people stay housed and address the underlying support needs that led to their experience of homelessness.
5. Evidence shows that this model has been especially effective in helping people experiencing homelessness and high and complex needs stay housed and lead healthier, safer lives.
6. Budget 2019 a \$197m investment ensures that these existing Housing First programmes are sustainable and can continue to deliver services for more than 2,700 people and whānau over the next few years.
7. During July 2020 another 185 households were accepted into the Housing First programme.

Progressive Home Ownership

1. As house prices have increased, families who would once have bought a home have been priced out of home ownership. Families who, for example, can afford mortgage payments but are constantly chasing the market in terms of saving a deposit, or families who can get a small deposit together but are not able to afford the ongoing costs of a mortgage at current house prices.
2. The Government's \$400 million Progressive Home Ownership Fund will help between 1,500 and 4,000 New Zealand families buy their own homes. The Fund will enable low to median income households partner with a progressive home ownership provider to access shared ownership, rent to buy, or leasehold arrangements to step into home ownership.
3. The Fund has a specific aim to address housing affordability issues for three priority groups: Māori, Pacific peoples, and families with children. The Fund will focus on places in New Zealand where housing affordability issues are most severe and where progressive home ownership can best help to address this.

From: [Frances Vaughan](#)
To: [Amy Harrison - Parliament](#)
Cc: [Stephen Wenley - Parliament](#); [Susan Jacobs](#); [Iain Duncan](#)
Subject: RE: Information on Kiwibuild
Date: Thursday, 3 December 2020 9:42:07 AM

Thanks Amy, I've just gone back to the electorate office to ask and will come back to you. Completely understand the need for more specifics and appreciate your prompt response. I'll come back to you ASAP.

Frances

Frances Vaughan | Executive Assistant to Kieran McAnulty, MP
DDI +64 4 817 8755 | M [s 9\(2\)\(a\)](#) | E frances.vaughan@parliament.govt.nz
Authorised by Kieran McAnulty, Parliament Buildings, Wellington

From: Amy Harrison
Sent: Thursday, 3 December 2020 9:05 AM
To: Frances Vaughan
Cc: Stephen Wenley ; Susan Jacobs ; Iain Duncan
Subject: RE: Information on Kiwibuild

Kia ora Frances,

Thanks for your email.

I'm one of the housing private secretaries in Minister Woods' office. Are you able to get your constituent to pass on some more detail about what aspect of social housing in the Wairarapa they are curious about please?

As I'm sure you can imagine, we get a number of requests like this, and I would like to have some more detail on what exactly they want, before I find someone to talk to them please.

Your KiwiBuild request is underway.

Kind regards,

Amy Harrison | Private Secretary (Housing)
Amy.Harrison@parliament.govt.nz | Mobile: [s 9\(2\)\(a\)](#)

Office of Hon Dr Megan Woods

Minister of Energy and Resources | Minister of Research, Science and Innovation | Minister of Housing | Associate Minister of Finance

Private Bag 18041 | Parliament Buildings | Wellington 6160 | New Zealand

Office Phone: +64 4 817 8705 Email: m.woods@ministers.govt.nz

From: Frances Vaughan

Sent: Wednesday, 2 December 2020 10:49 AM
To: Marie Morgan <Marie.Morgan@parliament.govt.nz>
Subject: Information on Kiwibuild

Hi Marie

Is there someone I can get some generic information on Kiwibuild from in your office. Kieran met with one of his constituents who is seeking the following information:

Kiwibuild: A contact for a local developer to build some Kiwibuild houses in Wairarapa. We first of all need to find out if Wairarapa is an area that they would consider working in. If so, then find out the process for Tavita

Social Housing: Establish the process for a developer and social housing provider to get funding for social houses in Wairarapa. There seems to be two options:
The developer builds the houses and gets the government or a provider to lease the buildings
The developer builds the houses and sells them to a provider.

Can we please find out the process for both. Ideally, with contacts.

Thanks Marie.

Frances

Frances Vaughan | Executive Assistant to Kieran McNulty, MP
DDI +64 4 817 8755 | M s 9(2)(a) | E frances.vaughan@parliament.govt.nz
Authorised by Kieran McNulty, Parliament Buildings, Wellington

From: [Matt Swann](#)
To: [Ben Cunliffe](#)
Subject: Wairarapa
Date: Friday, 4 December 2020 1:59:22 PM
Attachments: [image001.jpg](#)
[FW Potential sale of housing suitable for social or public housing in the Wairarapa.msg](#)
[FW Government Owned Houses in Masterton District.msg](#)
[Housing - Wairarapa.msg](#)
[FW Mastertons Homeless.msg](#)

As discussed



Matt Swann

Ministerial Advisor | Office of Hon Poto Williams
Minister for Building and Construction | Minister of Police | Minister Responsible for the
Serious Fraud Office
Associate Minister for Children | Associate Minister of Housing (Public Housing)

DDI: 04 817 9766 | M: [s 9\(2\)\(a\)](#)
Email: matthew.swann@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Authorised by Hon Poto Williams, Parliament Buildings, Wellington

From: [Kieran McAnulty](#)
To: [Matt Swann](#)
Subject: FW: Potential sale of housing suitable for social or public housing in the Wairarapa
Date: Friday, 4 December 2020 1:50:43 PM

Mate,

See below. More to come.

(As discussed, there are two issues we want to follow up on – one is [s 9\(2\)\(a\)](#) and that is of greatest priority given these are now up for sale. The second is crown-owned properties currently not being used in Wairarapa. I, or Grant Poulton, will send that info through also).

Kieran McAnulty

MP for Wairarapa
Chief Government Whip

Parliament office: +64 4 817 8766 | Wairarapa office: [s 9\(2\)\(a\)](#)
Email: kieran.mcanulty@parliament.govt.nz

Authorised by Kieran McAnulty MP, 157 Queen Street, Masterton

From: James Baigent
Sent: Thursday, 10 September 2020 3:13 PM
To: Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>
Subject: FW: Potential sale of housing suitable for social or public housing in the Wairarapa

G'day Kieran,

Update below.

Many thanks,
James

From: Hina Short
Sent: Thursday, 10 September 2020 3:11 PM
To: James Baigent <James.Baigent@parliament.govt.nz>
Subject: FW: Potential sale of housing suitable for social or public housing in the Wairarapa

FYI

From: Bronwyn Lauten [<mailto:Bronwyn.Lauten@hud.govt.nz>]
Sent: Thursday, 10 September 2020 1:42 PM
To: Hina Short <Hina.Short@parliament.govt.nz>
Cc: Valerie Townsend <Valerie.Townsend@hud.govt.nz>
Subject: RE: Potential sale of housing suitable for social or public housing in the Wairarapa

Hi Hina

The Housing Supply team at HUD has been in touch with Paul from the Wairarapa Building Society about these properties. Because HUD doesn't buy properties we have provided him with details about how we work and contact information for CHPs and TH providers who might be interested in this opportunity. We have also asked him to send through building specs if he wants us to check if KO would be interested in purchasing the properties.

We'll keep you updated if a CHP/KO decides to take up this opportunity.

Thanks

B

From: [Kieran McAnulty](#)
To: [Matt Swann](#)
Subject: FW: Government Owned Houses in Masterton District
Date: Friday, 4 December 2020 1:52:39 PM

Kieran McAnulty

MP for Wairarapa
Chief Government Whip

Parliament office: +64 4 817 8766 | Wairarapa office: +64 6 377 7186
Email: kieran.mcanulty@parliament.govt.nz

Authorised by Kieran McAnulty MP, 157 Queen Street, Masterton

From: James Baigent
Sent: Friday, 14 February 2020 4:31 PM
To: Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>
Subject: FW: Government Owned Houses in Masterton District

Hi again Kieran,

Answer re: public work requirement below. [REDACTED] s 9(2)(g)(i)

Also checked on those three HNZ properties. The answer I got back was that they're what Kainga Ora refer to as 'Community Group Housing' – which means they sublet to third parties who deal with sensitive clients. [REDACTED] s 9(2)(a)

[REDACTED]

From: Ralph Hall
Sent: Friday, 14 February 2020 4:12 PM
To: James Baigent <James.Baigent@parliament.govt.nz>
Subject: FW: Government Owned Houses in Masterton District

From: Fiona Johnson
Sent: Friday, 14 February 2020 4:11 PM
To: Ralph Hall <Ralph.Hall2@parliament.govt.nz>; Fiona Johnson <Fiona.Johnson@parliament.govt.nz>
Subject: RE: Government Owned Houses in Masterton District

Public work requirement: They had been considering at a requirement for a youth justice facility/children's home. We've been advised by MSD this afternoon to proceed with the disposal process.

From: Ralph Hall
Sent: Friday, 14 February 2020 3:38 PM

To: Fiona Johnson <Fiona.Johnson@parliament.govt.nz>; Stephen Trebilco <Stephen.Trebilco@parliament.govt.nz>
Subject: FW: Government Owned Houses in Masterton District

Kia ora – further follow-up question from Min Faafoi’s office (see below)s

From: James Baigent
Sent: Friday, 14 February 2020 3:23 PM
To: Ralph Hall <Ralph.Hall2@parliament.govt.nz>
Subject: RE: Government Owned Houses in Masterton District

Hey Ralph,

Further to this and thank you for the help!

Do you think we might find out what is meant by a “public work requirement”?

Following up with KO re the bottom 3.

Many thanks
James

From: Ralph Hall
Sent: Friday, 14 February 2020 12:55 PM
To: James Baigent <James.Baigent@parliament.govt.nz>
Subject: FW: Government Owned Houses in Masterton District

Pleasure to be at your service

From: Fiona Johnson
Sent: Friday, 14 February 2020 12:49 PM
To: Ralph Hall <Ralph.Hall2@parliament.govt.nz>
Subject: RE: Government Owned Houses in Masterton District

Hi Ralph,

Here’s what LINZ came up with:

Address	Department
s 9(2)(a), Masterton	Private owner
(Former School Site with house) Black Rock Road RD 6	We have been unable to locate a specific property matching this description.
6 Seddon Street, Masterton	LINZ (ex Police house) In disposal process. Currently in the process of offering to Ngāti Kahungunu.
s 9(2)(a) Masterton	LINZ (ex MSD). Currently awaiting confirmation from Oranga Tamariki whether they have a public work requirement for this

	property.
s 9(2)(a), Masterton	Housing NZ
s 9(2)(a), Masterton	Housing NZ
s 9(2)(a), Masterton	Housing NZ

Thanks,

From: Ralph Hall

Sent: Friday, 14 February 2020 9:43 AM

To: Fiona Johnson <Fiona.Johnson@parliament.govt.nz>

Subject: FW: Government Owned Houses in Masterton District

Kia ora Fiona

Could you get answers to the below from Min Faafoi's Office? Let me know if you can't get this today so I can pass this on to Rick 😊

Cheers

Ralph

From: James Baigent

Sent: Friday, 14 February 2020 9:19 AM

To: Ralph Hall <Ralph.Hall2@parliament.govt.nz>

Subject: Government Owned Houses in Masterton District

Hey mate,

If there was a chance LINZ could tell us which Government departments own the following addresses / houses in Masterton;

- s 9(2)(a), Masterton
- (Former School Site with house) Black Rock Road RD 6
- 6 Seddon Street, Masterton
- s 9(2)(a) Masterton
- s 9(2)(a), Masterton
- s 9(2)(a), Masterton
- s 9(2)(a), Masterton

They're assumed / expected to be either old social welfare homes, or education or possibly former Housing NZ.

Many thanks,

James

James Baigent | Ministerial Advisor | Office of Hon Kris Faafoi MP

Minister of Broadcasting, Communications and Digital Media, Minister of Commerce and Consumer Affairs,

Minister of Government Digital Services, Associate Minister of Housing
Bowen House | Private Bag 18041 | Parliament Buildings | Wellington 6160 | New Zealand
DDI +64 4 817 8359

Authorised by Hon Kris Faafoi MP, Parliament Buildings, Wellington 6011

Email disclaimer: Please note information about meetings or events related to the Minister's portfolios will be proactively released (this does not include personal or constituency matters). For each meeting in scope, the summary would list: date, time (start and finish), brief description, location, who the meeting was with, and the portfolio. If you attend a meeting with the Minister on behalf of an organisation, the name of the organisation will be released. If you are a senior staff member at an organisation, or meet with the Minister in your personal capacity, your name may also be released. The location of the meeting will be released, unless it is a private residence. The proactive release will be consistent with the provisions in the Official Information Act, including privacy considerations. Under the Privacy Act 1993 you have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, or are concerned about the release of your information in the meeting disclosure, please contact the sender. You can read more about the proactive release policy at <https://www.dia.govt.nz/Proactive-Releases#MS>

From: [Grant Poulton](#)
To: [Matt Swann](#)
Cc: [Office of Kieran McAnulty](#)
Subject: Housing - Wairarapa
Date: Friday, 4 December 2020 1:58:35 PM
Attachments: [04122020135426-0001.pdf](#)

Hi Matt

Further to Kieran's call, please find attached a bundle of three documents:

- Kieran's letter of June to Ministers Woods, Sepuloni and Nash about re-purposing vacant crown properties in Masterton to public housing
- Minister Faafoi's reply of August
- Letter dated 1 December from Wairarapa Building Society to its tenants in what used to be social, pensioner housing in [s 9\(2\)\(a\)](#) .

Cheers
Grant

Grant Poulton | Senior MP Support
Wairarapa Office
Mondays, Tuesdays, Thursdays and Fridays, 9.30am to 3.30pm
Direct Dial 06 377 2603

Kieran McAnulty

Labour List MP based in Wairarapa



12 June 2020

Hon Dr Megan Woods MP, Minister for Housing
Hon Carmel Sepuloni MP, Minister for Social Development
Hon Stuart Nash MP, Minister of Police

By email

Wairarapa office

☎ 06 377 7186

@ office.kieranmcnulty@parliament.govt.nz

✉ 157 Queen Street, Masterton
PO Box 283, Masterton, 5640

f /McAnultyLabour

🐦 @Kieran_McAnulty

Dear Ministers

VACANT CROWN PROPERTIES IN MASTERTON – CONVERSION TO PUBLIC HOUSING

I am writing about two currently vacant Crown properties in Masterton (6 Seddon Street - an ex-police house - and 8 Green Lane Road RD8 – an ex-MSD house) that are in the process of disposal.

There is a pressing need for public housing in Wairarapa. The region has been growing and house prices and rents have been increasing. This shows no signs of stopping.

As you might know, the public housing stock in the Masterton, Carterton, South Wairarapa and Tararua districts was transferred from Crown ownership to the Trust House in 1999 – some 500-odd properties. While Trust House provides a small amount of them as social housing it has a narrower and more commercial focus than Kainga Ora; it also lacks the Crown's balance sheet which impacts on its ability to finance expansion. Further, the absence of a Kainga Ora presence locally means that the very welcome investments and expansions being made nationally to increase public housing stock by-pass the Wairarapa.

In my submission, the housing problems we face in Wairarapa require the return of the Crown's public housing provider, Kainga Ora. This process must start somewhere and the above two properties might usefully become first steps towards renewal of public housing in the Wairarapa.

Yours sincerely

Kieran McAnulty
Labour List MP based in the Wairarapa

Parliamentary office

☎ 04 817 8766

@ office.kieranmcnulty@parliament.govt.nz

✉ Parliament Buildings
Private Bag 18 868
Wellington 6160



Hon Kris Faafoi



MP for Mana

Minister of Broadcasting, Communications
and Digital Media

Minister for Government Digital Services

Minister of Commerce and Consumer Affairs

Minister of Immigration

Associate Minister of Housing (Public Housing)

Kieran McAnulty
Labour List MP based in Wairarapa
Office.KieranMcAnulty@parliament.govt.nz

13 AUG 2020

Dear Mr McAnulty

Thank you for your email of 12 June 2020 about two properties at 6 Seddon Street and 8 Green Lane RD8, in the Wairarapa. I appreciate your interest in increasing the number of warm, dry homes in your region.

As you may be aware, through Budget 2020, the Government has committed to deliver 8,000 new public and transitional housing places so that more New Zealanders can have a place to call home that are warm, dry and safe.

The Government, in partnership with others, is continuing to deliver on its existing public and transitional housing commitments throughout 2020. The Government wants to take the time to make sure we are delivering the right homes, in the right places, at the right time. This is why we will be working with the sector to update and build on the current Public Housing Plan over the coming months.

The Ministry of Housing and Urban Development is working with the developer and Emerge Aotearoa on a proposal for a public housing development in Masterton, and is working hard to reach a deal as quickly as possible.

In regards to the properties at 6 Seddon Street and 8 Green Lane RD8, Oranga Tamariki is having initial discussions with the Ministry of Housing and Urban Development regarding the future use of these sites.

Right now the Government is seeing the highest demand and need for homes in other regions. Kāinga Ora – Homes and Communities is making more efficient use of its land to increase the pace and scale of housing supply throughout New Zealand to meet this demand. Kāinga Ora is moving as quickly as it can to help meet that need through its development programme for both state and affordable homes.

Thank you again for writing.

Yours sincerely

Hon Kris Faafoi
Associate Minister of Housing (Public Housing)

cc: Hon Stuart Nash, Member of Parliament



1 December 2020

s 9(2)(a)

Dear s 9(2)(a)

We are writing to you to let you know that we have taken the decision to sell our s 9(2)(a) properties. All 7 remaining properties will be sold, including the property that you currently rent from us.

We are marketing the properties on the basis that all existing tenancies are to remain in place. This means that your tenancy will continue and be taken over by any new owner who will become your new landlord. While we have taken this step to provide you with certainty around your tenancy you should be aware that we cannot provide any guarantee that any new owner will continue the existing tenancy agreements on a long term basis. However, you can rest assured that under law any new owner will need to provide you with at least 42 days notice of any intent to alter your tenancy.

This is not a decision that we have taken lightly and we have spent the last 9 months canvassing and exploring options with central government agencies, local government and local social housing providers in the hope of being able to transition the properties to an appropriate social housing provider. Unfortunately none of the parties we have engaged with are willing or able to acquire and operate the properties on a basis that is acceptable to us.

As you will appreciate, WBS is not a natural owner or operator of social housing in our community. WBS is a locally owned, community based and orientated financial institution that offers loans and investments. Our focus is on providing social housing developers and providers with access to funding to enable them to boost the availability and quality of social housing in the Wairarapa region.

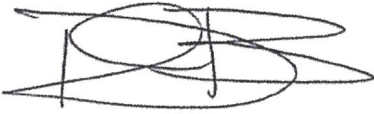
We do not have the resources or skill-set to provide the level of specialised service that is required to effectively operate, manage and maintain a social housing portfolio. In the absence of being able to find a suitable social housing provider to assume ownership of the properties we feel that we have no choice but to put the properties onto the open market.

The properties will be marketed by David McHattie of LJ Hooker and the marketing process will commence with immediate effect with the aim of being completed prior to Christmas. Our intent is to minimise disruption to you during this process but as you will appreciate we will need to access the property for photography and to arrange viewings. David will be in touch to make these arrangements and we would appreciate your assistance with this process.

Your key points of contact for any queries or issues are:

- WBS: Andrew Bond – s 9(2)(a)
- LJ Hooker: David McHattie – s 9(2)(a)

I would like to reiterate again that this is not a decision that we have taken lightly and we want to work with you to make the transition as straight-forward and stress-free as we can. If you have any concerns or questions about the sales process please do not hesitate to get in touch with us.

A handwritten signature in black ink, appearing to be 'Paul Bywater', written over a horizontal line.

Paul Bywater

CEO

From: [Kieran McAnulty](#)
To: [Matt Swann](#)
Subject: FW: Mastertons Homeless
Date: Friday, 4 December 2020 1:51:12 PM

Kieran McAnulty

MP for Wairarapa
Chief Government Whip

Parliament office: +64 4 817 8766 | Wairarapa office: +64 6 377 7186
Email: kieran.mcanulty@parliament.govt.nz

Authorised by Kieran McAnulty MP, 157 Queen Street, Masterton

From: James Baigent
Sent: Friday, 15 May 2020 2:16 PM
To: Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>
Subject: RE: Mastertons Homeless

Kieran,

Latest update.

6 Seddon Street, Masterton	LINZ (ex Police house) In disposal process and is currently tenanted. The property has been offered to Ngāti Kahungunu in terms of their Treaty settlement which is still in progress.
s 9(2)(a) Masterton	LINZ (ex MSD house) is currently untenable due to cost of repair. As a Client Agency property LINZ and MSD are meeting this month to confirm if the property will resume disposal or be transferred to Kainga Ora or Oranga Tamariki for housing purposes.

Could I please suggest writing to MSD and Kainga Ora to state the local case for use for social housing purposes?

E.g. "I write in relation to two Crown-owner properties in the Masterton District that there is community interest in having these properties purposed for meeting the pressing and urgent need for more public housing."

"I understand these properties are in the disposal process, and on behalf of the Masterton community, I submit to that process that it is essential that these properties are used to provide warm and dry accommodation for local people".

s 9(2)(g)(i)

Many thanks,

James

From: Kieran McAnulty
Sent: Wednesday, 13 May 2020 4:25 PM
To: James Baigent <James.Baigent@parliament.govt.nz>
Subject: RE: Mastertons Homeless

Much appreciated

Kieran McAnulty

Labour Party List MP based in Wairarapa
Junior Government Whip

Parliament office: +64 4 817 8766 | Wairarapa office: +64 6 377 7186
Email: kieran.mcanulty@parliament.govt.nz

Authorised by Kieran McAnulty MP, 157 Queen Street, Masterton

From: James Baigent
Sent: Wednesday, 13 May 2020 3:46 PM
To: Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>
Cc: Office of Kieran McAnulty <Office.KieranMcAnulty@parliament.govt.nz>
Subject: RE: Mastertons Homeless

G'day.

Address	Department	Update
s 9(2)(a)		
(Former School Site with house) Black Rock Road RD 6	We have been unable to locate a specific property matching this description.	
6 Seddon Street, Masterton	LINZ (ex Police house) In disposal process. Currently in the process of offering to Ngāti Kahungunu.	I'll follow up.
s 9(2)(a) Masterton	LINZ (ex MSD). Currently awaiting confirmation from Oranga Tamariki whether they have a public work requirement for this property.	MSD were trying to dispose, we'd asked them to reconsider on the basis of social housing need. I'll follow up.
s 9(2)(a)		

s 9(2)(a)

Many thanks,
James

From: Kieran McAnulty
Sent: Wednesday, 13 May 2020 3:21 PM
To: James Baigent <James.Baigent@parliament.govt.nz>
Cc: Office of Kieran McAnulty <Office.KieranMcAnulty@parliament.govt.nz>
Subject: FW: Mastertons Homeless

Mate,

An update on the situation in Masterton.

How are we getting on with crown properties there?

Kind regards,

Kieran McAnulty

Labour Party List MP based in Wairarapa
Junior Government Whip

Parliament office: +64 4 817 8766 | Wairarapa office: +64 6 377 7186
Email: kieran.mcanulty@parliament.govt.nz

Authorised by Kieran McAnulty MP, 157 Queen Street, Masterton

From: s 9(2)(a) [<mailto:nightsheltermasterton@gmail.com>]
Sent: Thursday, 7 May 2020 7:07 AM
To: Lyn Pattersen <Lynp@mstn.govt.nz>; Sue Southey <sues@mstn.govt.nz>; Richard Fry <richard.fry001@msd.govt.nz>; HANSEN, Jennifer <jennifer.hansen@police.govt.nz>; Gill Flower <gillian.flower@police.govt.nz>; Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>;

s 9(2)(a)

s 9(2)(a)

Subject: Mastertons Homeless

Hello to you all.

(I have cc some others into this email to keep them in the loop only.)

It is now 12 months since I started my quest to get the homeless of Masterton Homed.

We have a day shelter that offers hot showers, washing machine facilities, a social place to meet and people who care, hot food and somewhere to charge phones.

That in its self is an amazing blessing for these street people.

Thanks to the generosity of the St Matthews Church people we have had this open for nearly 10 months. It is not a long term option. Some of you have given small donations to help us which we are very grateful for, I think many people just don't want to acknowledge this dark side of their town!!!! St Matthews gives free rent and free power. Thank you St Matthews Church!!!!

Like all other larger towns in NZ we have people living on our streets. These people have grown up here, gone to school here and sometimes I find it hard to believe, but have family here. They do not want to move, as suggested to "other towns"

These people are only a small number at the moment numbering about 8.

There appear to be all sorts of barriers to getting these people into some sort of accommodation!!!!

I am quite frankly OVER IT another winter fast approaching. To much red tape.

What are we doing here!!!!

All these people want and need is something very simple. They don't fit into conventional accommodation, So don't go there anymore!!!

I have looked all over central town and keep coming back to the old Lansdowne School site as being the only place I know of were we could do this.

Come ON everyone. Yes we have Covid 19 so what!!!

Okay so lets look at this. They need a 24hr toilet, they need a sink to wash things, and maybe somewhere to sit under cover and some cabins to sleep in to have their own space and things. So cold running water is the only service they need. I will clean the lou and empty rubbish and clean the site daily if needed!!!

So we are able to build lovely tables with covers over them at all the DOC sites and at Henley Lake. Why can we not build one for our homeless. We have s 9(2)(a) from the Brickery with materials to build cabins. We have s 9(2)(a) from Cameron Construction and the Makoura College carpentry students able to do this. We have many other people who will DONATE materials and their time. These homeless **don't** need power.

Come on Masterton please can we do this!!!! We built a park for the kids why not some accommodation for our homeless.

The ramp opposite the A1 takeaways is their HOME. We try to take food to them everyday. Please don't evict them, please don't take their wine off them, because they are in a liquor free zone. If you can't find them another option then leave them alone!!! So call off the council and call of the police and leave them alone. You are NOT going to change anything by doing this. Give it a break.

Did you all know that T (one of our homeless) had his pack stolen with his phone and all his mega belongings in it. He has nothing. We have given him a school bag and I'm his phone contact. Did you know he gives amazing hugs.

I love this man and it breaks my heart to think that we can't give him somewhere to lay his head. He only needs a cabin. He has grown up in Masterton all his life. He has been homed privately during Covid 19 and is loving it. Do you know how hard it is to get someone!!!! to pay \$200 a week for this accommodation during this time. We are paying huge money for some homeless to be in motels during Covid-19!!!! Oh RED Tape again!!! and I'm just a volunteer!!!!

We are all busy at this time, I know, tell me about it. But we have these people. OUR people. Come on Masterton we can do this!!!!!!! I'm here as a volunteer and have an amazing team of volunteers wanting to help. Apparently volunteers can't cut RED tape!!! so we need help from those that can.

The contents of this email are private and confidential and there are tears running down my face!!!! PLEASE

I love Masterton it is my town.

s 9(2)(a)

From: [Marie Morgan](#)
To: [Amy Harrison - Parliament](#)
Subject: FW: Letter from Kieran McAnulty MP to Minister of Housing Hon Dr Megan Woods - Re Gary Groombridge and options to help first home buyers
Date: Tuesday, 15 December 2020 3:28:52 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[14 12 20 Minister Woods re options to help first time buyers \(Gary Groombridge\).pdf](#)

Hi Amy

For processing please. I've acknowledged receipt.

Thanks
Marie

Marie Morgan

Senior Private Secretary to Hon Dr Megan Woods

Minister of Housing | Minister of Energy and Resources | Minister of Research, Science and Innovation

| Associate Minister of Finance

DDI: 04 817 9733 | Mobile: s 9(2)(a)



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From: Grant Poulton
Sent: Monday, 14 December 2020 3:36 PM
To: Marie Morgan <Marie.Morgan@parliament.govt.nz>
Cc: Office of Kieran McAnulty <Office.KieranMcAnulty@parliament.govt.nz>; Amber Carrig <Amber.Carrig@parliament.govt.nz>
Subject: Letter from Kieran McAnulty MP to Minister of Housing Hon Dr Megan Woods - Re Gary Groombridge and options to help first home buyers

Dear Marie

Please find attached a letter from Kieran to the Minister.

Kind regards
Grant

Grant Poulton | Senior MP Support

Wairarapa Office

Mondays, Tuesdays, Thursdays and Fridays, 9.30am to 3.30pm

Direct Dial 06 377 2603

A469_K_McAnulty_EmailSignature_EDITv3.jpg



14 December 2020

Hon Dr Megan Woods MP
Minister of Housing

By email: marie.morgan@parliament.govt.nz

Kieran McAnulty

MP for Wairarapa

04 817 8766

kieran.mcanulty@parliament.govt.nz


Freepost PO Box 18 888


Parliament Buildings, Wellington 6160

Wairarapa office

06 377 7186

157 Queen Street, Masterton

 /McAnultyLabour

 @Kieran_McAnulty

Dear Minister

STATE ADVANCES – KITSET/TEMPLATE HOMES

A constituent has raised two suggestions to address problems first home buyers are having in accessing home ownership:

- In a throwback to earlier times – see for example the State Advances Corporation and capitalisation of family benefit - a revival of the state as a provider of loan funds to first time buyers.
- Government leading the development of a limited number of kitset/template homes for first time buyers to choose from and pre-qualified builders to build the homes.

I would appreciate your response so I might provide same to my constituent.

Yours sincerely



Kieran McAnulty
MP for Wairarapa



From: [Marie Morgan](#)
To: [Megan Woods \(MIN\)](#)
Subject: MW20-6586 Kieran McAnulty MP - Re Dannevirke Housing
Date: Friday, 18 December 2020 3:49:46 PM
Attachments: [image001.jpg](#)
[18 12 20 Minister Woods re Tararua, Dannevirke Housing - Amelia Mahoney-Marsh.pdf](#)
[18 12 20 Attachment of email from Amelia Mahoney-Marsh for letter to Minister Woods re Tararua, Dannevirke Housing.docx](#)

I've acknowledged receipt. Please log and process.

From: Grant Poulton
Sent: Friday, 18 December 2020 10:13 AM
To: Marie Morgan
Subject: Letter from Kieran McAnulty MP to Hon Dr Megan Woods MP, Minister of Housing

Dear Marie

Please find attached a letter from Kieran to the Minister as well as an attachment to Kieran's letter.

Kind regards
Grant

Grant Poulton | *Senior MP Support*
Wairarapa Office
Mondays, Tuesdays, Thursdays and Fridays, 9.30am to 3.30pm
Direct Dial 06 377 2603

A469_K_McAnulty_EmailSignature_EDITv3.jpg



Extract from email from Ameila Mahoney-Marsh to Kieran McAnulty MP re housing

From: s 9(2)(a)
Sent: Wednesday, 2 December 2020 6:39 PM
To: Kieran McAnulty <Kieran.McAnulty@parliament.govt.nz>
Subject: The housing crisis's impact on your electorate.

Dear Minister,

My name is s 9(2)(a) and I am a first year teacher at Dannevirke High School. While I would like to commit to this high school and this region. I, like many other residents, must deal with the same issue of a complete lack of affordable housing. I have tried to purchase a property, but that has fallen through due to meth contamination making it uninsurable. This was the cheapest property on the market. The next cheapest property on the market at the time of writing this is currently 7 times my net income.

I am now fighting over the only three rentals in town currently available with everyone else who is trying to remain. This is due to my current rental falling through during January due to the owner wanting to move in family members who can't find any other accommodation.

I am thoroughly disappointed in Labour's management of the housing crisis. I am thoroughly disappointed in Labour's 'support' of the regions. Your party claims to be backing 'our regions for recovery' due to Covid per the party website. Yet your policies have made them completely inaccessible for young adults during your first term. So why any further investment is needed is absurd. Three years ago, when your party came into government, the median house price in Dannevirke was \$177,000. Today it is now \$274,000. Unless your party is going to divert the \$200,000,000 fund for economic development to affordable housing, there's no point creating more jobs. No young adult can find a rental or afford to purchase a house. Those jobs will remain empty until the employers say 'we can't find locals' and import more foreign labour. Because locals won't work on a wage that leaves them unable to afford reasonable accommodation.

I would like to know how your party plans to support young professionals who want to help our regions. Because from my perspective your government seems to want to price young professionals out of the country. Young teachers already can't afford to teach in urban areas on the starting pay scale. We're now being pushed out of rural areas. Aside from overseas. Where, exactly. Does the Labour Party expect us to go? Are we meant to start our career living in campervans at a campground? In a tent? In our cars? Under a bridge? On the streets? If I had started my career under National, I could've afforded a house. Based on the property prices at the end of their government. Under Labour I'm trying to avoid becoming homeless.

I understand the failures of the Labour Party do not fall on you alone. But if you kindly inform your colleagues about how they're destroying the regions and driving young professionals out. I would be very grateful.

Regards

s 9(2)(a)



18 December 2020

Hon Dr Megan Woods MP
Minister of Housing

By email: marie.morgan@parliament.govt.nz

Kieran McAnulty

MP for Wairarapa

04 817 8766

kieran.mcAnulty@parliament.govt.nz

Freepost PO Box 18 888


Parliament Buildings, Wellington 6160

Wairarapa office

06 377 7186

157 Queen Street, Masterton

 /McAnultyLabour

 @Kieran_McAnulty

Dear Minister

HOUSING – TARARUA DISTRICT - DANNEVIRKE

A constituent has raised a number of concerns about housing shortages and escalating prices in Dannevirke. I attach an extract of her email to me.

I would very much appreciate a response to these concerns that I might share with the constituent.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Kieran McAnulty".

Kieran McAnulty
MP for Wairarapa



Authorised by Kieran McAnulty MP,
Parliament Buildings, Wellington

From: [Andrew Gregory](#)
To: [Susan Jacobs](#); [Liz Banas](#); [Amy Harrison - Parliament](#)
Cc: [Martyn Watterson](#); [Iain Duncan](#); [Bronwyn Lauten](#); [Anne Shaw](#); [Mary-Jane Rendle](#); [Gabrielle Henderson](#)
Subject: URGENT: Lines on Masterton
Date: Tuesday, 19 January 2021 12:20:44 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image007.jpg](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.jpg](#)

Hi Liz

Please find below the approved lines on The Wairarapa.

1. Currently there is no Kāinga Ora – Homes and Communities presence in the Wairarapa.
2. To support delivery of the Public Housing Plan, Kāinga Ora will need a presence in the region and this is being worked through.
3. In the meantime Community Housing Providers (CHPs) are helping to provide public housing in the region.
4. There are 160 public housing places in Masterton District, most of which are provided by Trust House.
5. Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development and Kāinga Ora is talking with the Mayor of Masterton and other CHPs about increasing the supply of public housing.

Background:

1. Trust House is the only significant public housing provider in the Wairarapa. HNZ exited from the region in 1999, when it sold its portfolio of 541 houses to Trust House for \$10.3m (\$19k each).
2. Masterton is a designated refugee resettlement location with some 110 individuals expected to be resettled there.
3. The following table provides data on demand and housing supports for Masterton for the quarters ending 30 June 2020 and 30 September 2020.

	June-20	Sept-20
Housing Register applications	133	150
Public Housing Tenancies	141	160
Transitional Housing Places	23	25
Emergency Housing Special Needs Grants	366	518
Distinct Clients	98	95

4. The increase in public housing places is due to 39 “redirects,” representing Trust House “Sitting Tenants” who the Ministry of Social Development has deemed eligible for the

Public Housing register.

5.

s 9(2)(j)



6. The Ministry is also working with Masterton District Council to host a 'developers forum' in the region, which is tentatively scheduled for March 2021.

Regards

Andrew Gregory ([he/him](#))

Principal Advisor Engagement and Communications | Engagement and Communications
System and Organisational Performance
andrew.gregory@hud.govt.nz | Mobile: [s 9\(2\)\(a\)](#)
www.hud.govt.nz | 7 Waterloo Quay, Wellington

Disclaimer

This email is confidential and solely for the use of the intended recipient. If you have received this email in error, then any use is strictly prohibited. Please notify us immediately and delete all copies of this email and any attachments. Any opinions expressed in this message are not necessarily those of the Ministry of Housing and Urban Development.

From: [Sandy Grove](#)
To: [Tracy Palamo](#)
Subject: FW: Kieran to meet with Minister Woods
Date: Thursday, 21 January 2021 1:49:49 PM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

Kind regards,

Sandy Grove

Acting Senior Private Secretary, Office of Hon Dr Megan Woods

Minister of Energy and Resources | Minister of Housing |

Minister of Research, Science & Innovation | Associate Minister of Finance |

Member for Wigram |

Reception: 04 817 6266 | www.labour.org.nz |



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From: Frances Vaughan
Sent: Thursday, 21 January 2021 1:47 PM
To: Sandy Grove
Subject: Kieran to meet with Minister Woods

Hi Sandy

Kieran has just sent me a text to say that Minister Woods has agreed to meet with him at her Parliament office asap to discuss housing in the Wairarapa, are you able to come back to me with a date or a couple of date/time options please?

Kind regards
Frances

Frances Vaughan | Executive Assistant to Kieran McAnulty,
MP for the Wairarapa and Chief Government Whip
DDI +64 4 817 8755 | M s 9(2)(a) | E frances.vaughan@parliament.govt.nz
Authorised by Kieran McAnulty, Parliament Buildings, Wellington

From: [Grace Prior](#)
To: [Liz Banas](#)
Subject: RE: Wairarapa Social Housing
Date: Thursday, 21 January 2021 4:57:19 PM
Attachments: [image001.jpg](#)

Hi Liz,

Thanks for that, the timeframe should be fine so long as we can meet the print deadline.

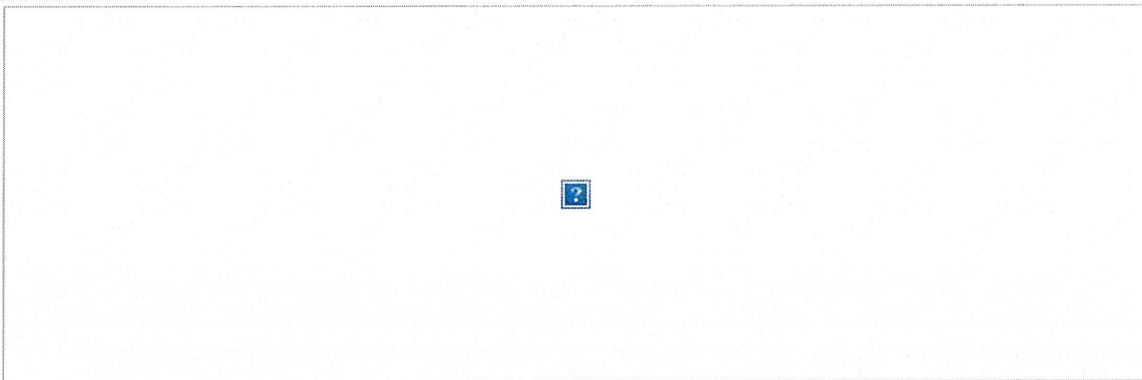
In terms of an interview, I was meaning somewhere in the next few weeks- should have clarified that.

Kind regards,

Grace Prior

Reporter

s 9(2)(a) E grace.prior@age.co.nz



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From: Liz Banas <Liz.Banas@parliament.govt.nz>
Sent: Thursday, January 21, 2021 4:54 PM
To: Grace Prior <grace.prior@age.co.nz>
Subject: RE: Wairarapa Social Housing

Sorry Grace, not possible to speak to Minister as she's tied up. Endeavouring to get answers but it won't be by 5.30pm. I will get HUD to respond directly to you.

Thanks, Liz

Sent with BlackBerry Work
(www.blackberry.com)

From: Grace Prior <grace.prior@age.co.nz>
Date: Thursday, 21 Jan 2021, 4:42 PM
To: Liz Banas <Liz.Banas@parliament.govt.nz>
Subject: RE: Wairarapa Social Housing

Hi Liz,

My deadline was 5pm, but it's possible to push towards 5:30.

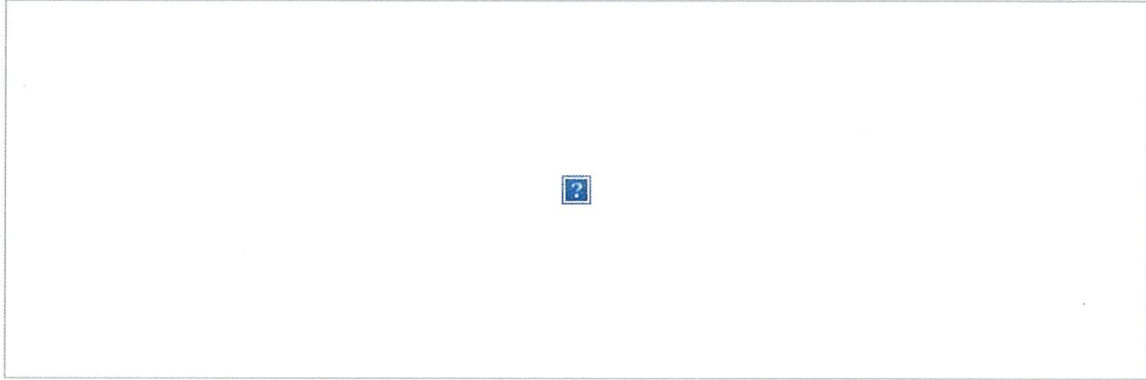
I was also hoping to set up an interview (previous to this story) with Minister Megan Woods to discuss the issue more in-depth, would that be possible?

Kind regards,

Grace Prior

Reporter

s 9(2)(a) E grace.prior@age.co.nz



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From: Liz Banas <Liz.Banas@parliament.govt.nz>

Sent: Thursday, January 21, 2021 4:38 PM

To: Grace Prior <grace.prior@age.co.nz>

Cc: Emily Ireland <Emily.Norman@age.co.nz>; Marcus Anselm <Marcus.Anselm@age.co.nz>

Subject: RE: Wairarapa Social Housing

Hi Grace,

I'll come back to you about the Wairarapa situation. When is your deadline?

Liz

From: Grace Prior [<mailto:grace.prior@age.co.nz>]

Sent: Thursday, 21 January 2021 3:30 PM

To: Liz Banas <Liz.Banas@parliament.govt.nz>

Cc: Emily Ireland <Emily.Norman@age.co.nz>; Marcus Anselm <Marcus.Anselm@age.co.nz>

Subject: Wairarapa Social Housing

Hi Liz,

Following today's press conference, I have a few questions for Minister Megan Woods if possible.

I also pressed a few questions to Wairarapa MP Kieran McAnulty.

Kieran McAnulty told the Times-Age that, "Megan Woods totally understands the unique issues we

face and that there will need to be specific solutions. While not specifically mentioned in today's press conference, Wairarapa is set to benefit from today's plan."

How is Wairarapa set to benefit from today's announcement?

Why has it not been mentioned in the public housing plan when have a waitlist of more than 100 families and absolutely no government social housing presence?

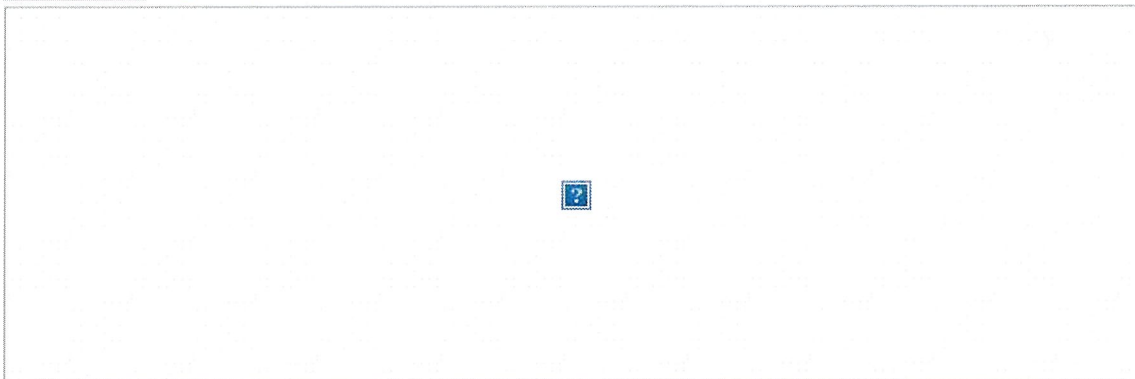
Wairarapa has been described to be in a unique situation, why haven't we been able to benefit from this plan as the rest of the country has?

Kind regards,

Grace Prior

Reporter

s 9(2)(a) E grace.prior@age.co.nz



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From: [Grant Poulton](#)
To: [Megan Woods \(MIN\)](#)
Cc: [Sandy Grove](#)
Subject: Letter to Housing Minister Hon Megan Woods MP from Kieran McNulty MP
Date: Friday, 22 January 2021 2:23:04 PM
Attachments: [image001.jpg](#)
[22.01.21 Minister Woods re healthy homes heating standard - Leah Hawkins.pdf](#)

Dear Minister

Please find attached a letter from Kieran to the Minister.

Kind regards
Grant

Grant Poulton | *Principal MP Support*
Wairarapa Office
Direct Dial 06 377 2603

A469_K_McAnulty_EmailSignature_v4 (003)



22 January 2021

Hon Dr Megan Woods MP
Minister of Housing

By email: M.woods@ministers.govt.nz

Kieran McAnulty

MP for Wairarapa

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Freepost PO Box 18 888


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Wairarapa office

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157 Queen Street, Masterton

 /McAnultyLabour

 @Kieran_McAnulty

Dear Minister

HEALTHY HOMES STANDARDS – RENTAL PROPERTIES – SUGGESTED ERROR IN THE HEATING STANDARD FORMULA

A constituent has raised a concern about the formula being used to satisfy the heating standard for rental properties. In simple terms, the constituent says the kilowattage said to be required to meet the obligation to warm the main room to 18 degree from the minimum temperature on the coldest day of the year is set too high. This means larger and more expensive heat pumps are being installed, heats pumps which will prove very costly to operate and so are unlikely to be turned on by budget conscious tenants. If correct, this would seem to be counter-productive in achieving the policy objective of warmer, dry homes.

This office is not in a position to objectively assess the veracity of our constituent's concerns however, I would appreciate some information as to how the formula was devised and whether there has been any feedback about the formula that suggests others may believe there is an error as suggested by our constituent. I would also appreciate being able to refer the constituent to a person within MBIE with whom the constituent can further discuss their concerns.

Yours sincerely



Kieran McAnulty
MP for Wairarapa

