

27 February 2024

Steve

fyi-request-25314-75c05d63@requests.fyi.org.nz

Dear Steve

Thank you for your email of 30 December 2023, via the FYI website to Kāinga Ora – Homes and Communities, with the following request made under the Official Information Act 1982 (the Act):

I would like any and all information regarding a Kainga Ora Development at 212-214 Rosebank Road and 1 Orchard Street. The land was bought by classic developments, but when I spoke to the project manager for the site from classic developments, he said the development was an acquisition build for Kainga Ora of 34 terraced houses. There has however been no public record or information about this large development, and I would like to know more about it. I would also like to understand why there was no public consultation or awareness for such a large development, especially if the land wasn't a Kainga Ora land holding to begin with.

An electronic search of our file records for information in scope of your request captured over 170,000 potential results. Due to the significant time that would be required to assess this information to determine what would be in scope of your request, I am refusing your request under section 18(f) of the Act, as ‘...the information requested cannot be made available without substantial collation or research.’

Kāinga Ora is tasked with delivering more social and affordable housing to meet the growing demand from people in need of homes across New Zealand. We strive to deliver on this in partnership with local iwi, territorial authorities, other government agencies and the private sector. We do this in many ways, such as:

- Demolishing old Kāinga Ora housing stock and redeveloping the sites we own
- Buying land and working with the private sector to deliver market, affordable and social housing.
- Buying completed homes from private developers to add to our public housing assets.

While the first option of building on land we already own is our preference, where housing demand is pressing, we consider the acquisition of homes. For example, in the Whau Local Board area there are currently 477 individuals and families on the Ministry of Social Development's (MSD) Housing Register.

Regarding the development, Kāinga Ora is contracted to purchase the development at 212-214 Rosebank Road and 1 Orchard Street, Auckland from Classic Developments. The development will deliver 23 x three-bedroom terrace houses and 9 x two-bedroom terrace houses, with each home having one on-site car park.

Kāinga Ora was first approached around June 2022 with the opportunity to acquire the development for social housing. The time between Kāinga Ora first being approached and the notification letter being sent to nearby residents was due to negotiations, due-diligence, and a revision to the resource consent, which was only approved by Auckland Council on 13 October 2023.

The development is due to be completed mid-2025. For your information, I have included a copy of the letter to neighbouring residents on 25 October 2023 as an attachment with this response, which includes a site plan and visuals of the development. One phone number has been withheld for privacy under section 9(2)(a) of the Act, to '*...protect the privacy of natural persons...*'

I have considered the public interest considerations in section 9(1) of the Act and I consider that the withholding of the information from this response is not outweighed by the public interest in making that information available.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at 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.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'R Kelly', with a long horizontal flourish extending to the right.

pp
Rachel Kelly
Manager, Government Relations

25 October 2023

NAME
ADDRESS

Dear Neighbour

New public homes for 212-214 Rosebank Road, Avondale

I'm getting in touch to let you know that Kāinga Ora – Homes and Communities has an agreement with Classic Developments Rosebank Ltd that confirms our intention to buy a new development at 212-214 Rosebank Road for public housing once it is completed.

Public housing has been part of the Avondale community for a long time, and is now more important than ever, with around 477 individuals or whanau on the housing list awaiting one of our homes in the Whau Local Board area. A warm, dry house within a supportive community, provides our tenants with stability and a place to call home.

The terrace housing development features 32 x two and three bedroom homes. Site clearance is now underway on the homes and construction will follow. We expect these homes to be ready for people and families who need public homes in this area to move into in mid 2025.

A site plan and some visuals are attached for your information.

We are working closely with the developer to ensure that the development will best meet the needs of the people and families who will live there and fit into the wider community well.

Kāinga Ora will take over ownership of the homes once they are finished. The homes will then be matched to individuals and families on the Ministry of Social Development's Housing Register, or existing Kāinga Ora customers who need to move to a new home. Homes are matched according to the greatest need and with consideration to proximity to customers' family, work and schools.

If you have any questions, or concerns, please contact me on 0800 801 601.

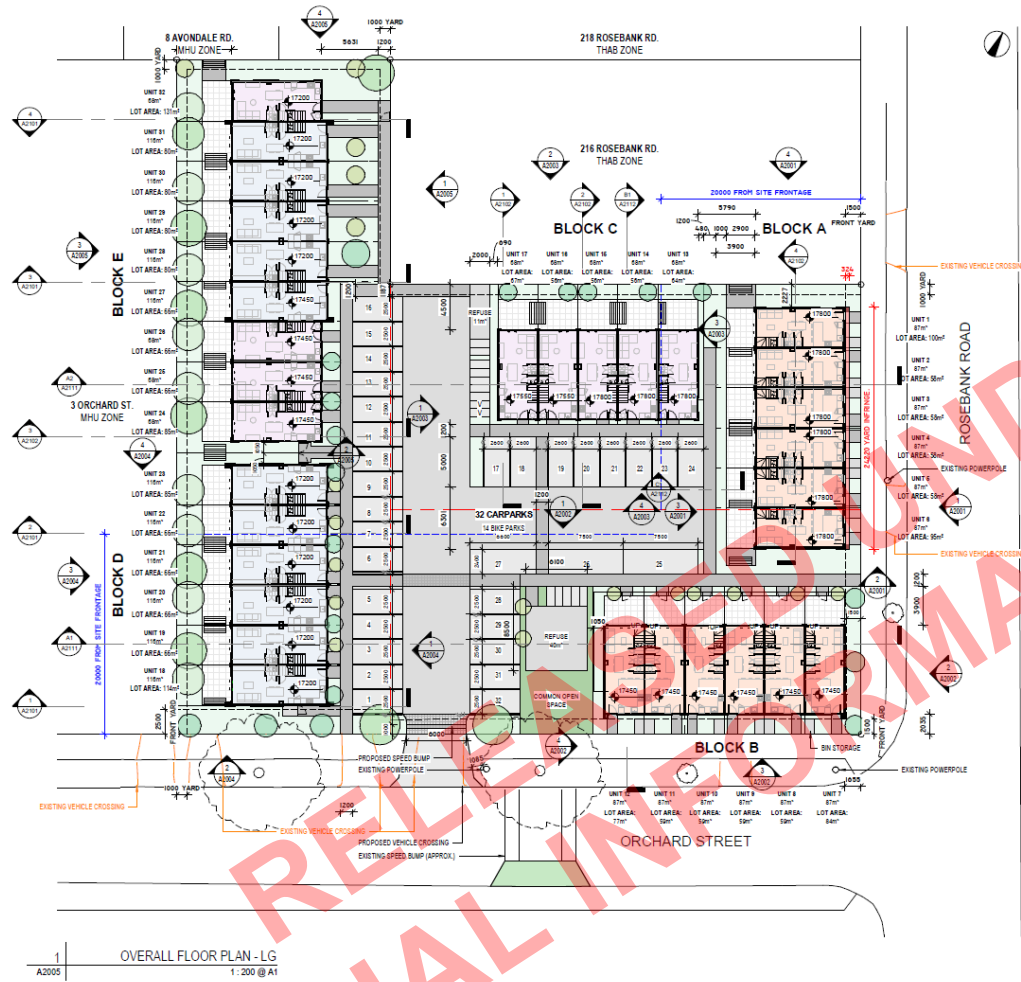
Kind regards,



pp
Jen Havilitama
Stakeholder Relationship Manager
Kāinga Ora – Homes and Communities
Email: Jenasis.Havilitama@kaingaora.govt.nz

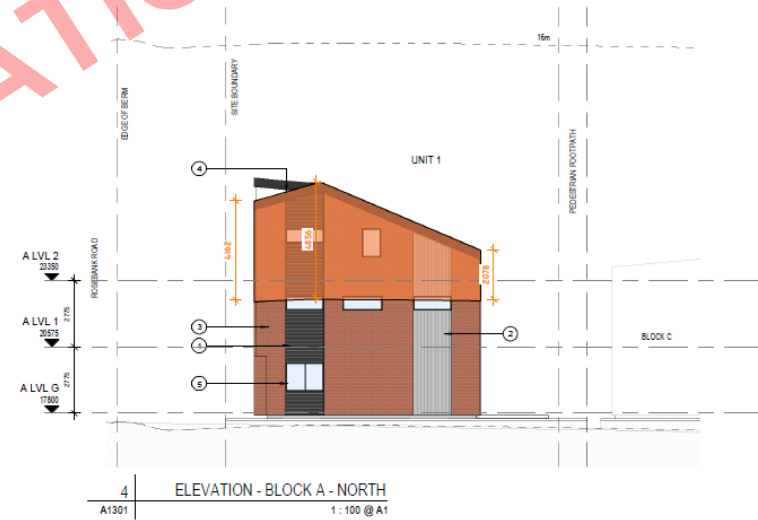
s 9(2)(a)

Site Plan: 212-214 Rosebank Road, Avondale

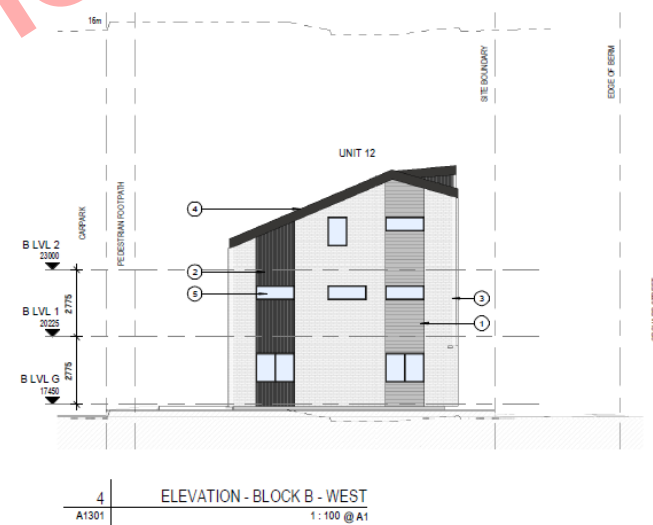
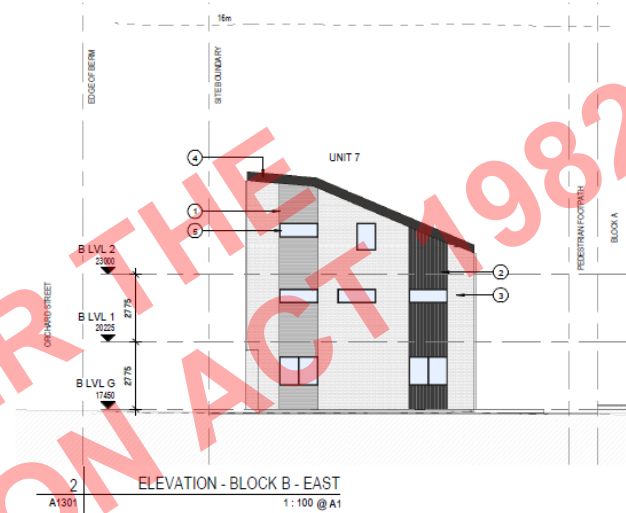


REVEALED UNDER THE OFFICIAL INFORMATION ACT 1982

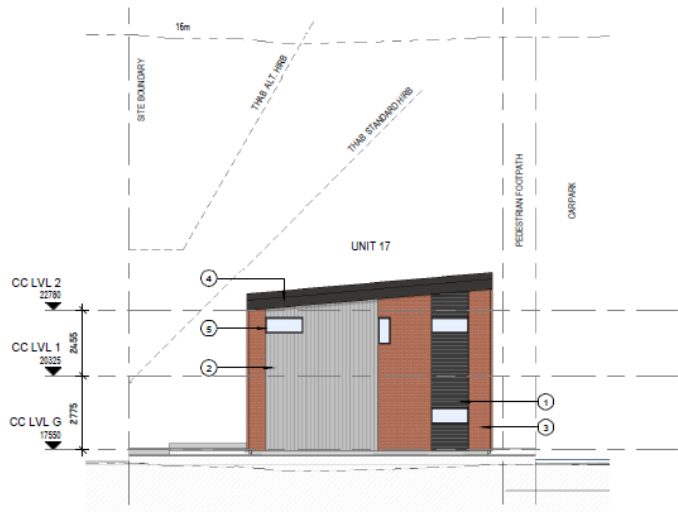
Elevations – 212-214 Rosebank Road



OFFICIAL INFORMATION ACT 1982



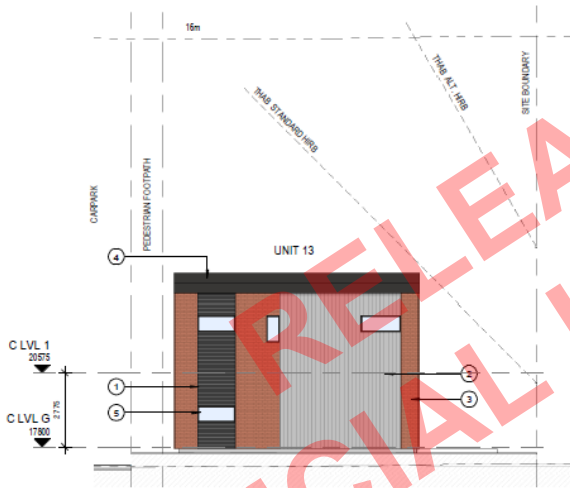
OFFICIAL INFORMATION ACT 1982



1 ELEVATION - BLOCK C - WEST
A1301 1:100 @ A1



2 ELEVATION - BLOCK C - NORTH
A1301 1:100 @ A1



3 ELEVATION - BLOCK C - EAST
A1301 1:100 @ A1



4 ELEVATION - BLOCK C - SOUTH
A1301 1:100 @ A1

OFFICIAL INFORMATION ACT 1982



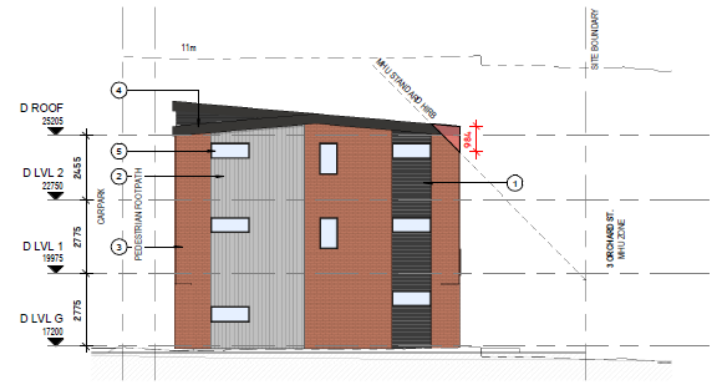
1 | ELEVATION - BLOCK D - EAST
A1301 | 1:100 @ A1



2 | ELEVATION - BLOCK D - SOUTH
(ORCHARD ST)
A1301 | 1:100 @ A1



3 | ELEVATION - BLOCK D - WEST
A1301 | 1:100 @ A1



4 | ELEVATION - BLOCK D - NORTH
A1301 | 1:100 @ A1

OFFICIAL RELEASED UNDER THE INFORMATION ACT 1982