

Mike Brennan

**By email:** fyi-request-5888-b2323fd6@requests.fyi.org.nz; fyi-request-6055-5cdb81a2@requests.fyi.org.nz

16 October 2017

Dear Mike,

### OFFICIAL INFORMATION ACT 1982 REQUEST

On 2 September 2017, you emailed me directly, forwarding two requests for information under the Official Information Act 1982 (“the Act”). As these requests were received simultaneously, Tāmaki Regeneration Company (TRC)<sup>1</sup> chose to treat them as the same request for administrative purposes.

Attempts to clarify items one and two in Part A of your request have been unsuccessful, so TRC is now responding to the request based on its understanding of each item and in accordance with the provisions of the Act:

#### PART A

**1. The total number of properties transferred to the Building Consortium since 2013?**

- On 31 March 2016, 2,867 properties were transferred from Housing New Zealand Limited to Tāmaki Regeneration Limited (TRL), TRC’s asset-owning subsidiary. This transfer was comprised of 2,707 dwellings and 160 vacant sites.

**2. The total number of properties occupied by MSD clients or Social housing need tenants?**

- As at 13 October 2017, Tāmaki Housing Association (THA) is currently managing 2,532 active tenancies, where the social housing tenant is occupying a social house that is owned by TRL.

**3. The total number of properties transferred to the Building Consortium since 2013 that are now occupied by private owners?**

- None of the properties that were transferred to TRL on 31 March 2016 are now occupied by private owners.
  - Note that one property was disposed of as a standing property; however, TRC does not hold any record of its occupation post-disposal.

**4. The total number of properties now occupied by owners of that property or a family member?**

- Please refer to the answer to the previous question.

<sup>1</sup> Tāmaki Regeneration Company is the brand or trading name of Tāmaki Redevelopment Company Limited.

## PART B

5. I would appreciate your confirming the Capital Valuation of the properties transferred to Tamaki Regeneration Company Ltd and the Land Value of the same properties.
- No properties were transferred to Tāmaki Regeneration Company Limited as no such company exists; as set out in the answer to question one, properties were transferred from Housing New Zealand Limited to Tāmaki Regeneration Limited, TRC's asset-owning subsidiary, on 31 March 2016.
  - At transfer, the Land book value of the portfolio was \$1,233,692,000 with Building book value sitting at \$364,996,000.
    - As at 30 June 2017, Land book value sits at \$1,540,645,000, with Building book value sitting at \$316,550,000.
6. If possible I would like your opinion on whether amalgamating titles would improve the Land Valuation?
- Under the Act, there is no obligation on an agency to form an opinion or create information to answer a request; therefore, this part of your request is refused under section 18(e) of the Act.
7. Given that the Auckland Unitary Plan is yet to become operative is it passing into operation likely to change the effect of such a change either positively or negatively?
- Land book value detailed in the answer to question five increased by \$148,636,632 or 10.7% on the pre-valuation book value. The rationale for this increase is primarily due to the Unitary Plan now being operative and a large proportion of TRL land being 'upzoned' in the Plan.
8. Given that the Housing Accords and Special Housing Areas Act 2013 allows for 6 storey 27m tall dwellings is your Valuation affected by either the Unitary Plan or this Act?
- Please see the answer to the previous question.

Under section 28(3) of the Act, you have the right to seek an investigation and review of my decision by contacting the Ombudsman.

Yours Sincerely,



Kris Lal  
External Relations Manager  
Tāmaki Regeneration Company