



Official information request regarding HLC's role in the Porirua Redevelopment

I refer to your official information request, dated 19 February 2019, for answers to the list of questions, regarding HLC's role in the Porirua Redevelopment, set out below.

I have responded to your questions in the order presented.

1. What is the process of securing land for redevelopment in Porirua?

The land for redevelopment in Porirua will be predominantly Housing New Zealand land.

2. Explain the meaning of "integrated housing communities."

Integrated housing communities recognise that successful communities are made up from more than just houses. For a community to see the benefit from regeneration the local parks, streetscapes, town centre, schools and other community facilities need to be considered in an integrated manner.

3. What percentage of the extra 2000 houses that are allegedly being built by HLC in Porirua will be affordable, what percentage Kiwibuild, and what percentage market?

The project team will be establishing these percentages during the master planning process over 2019.

4. What protections are in place for state tenants, private tenants, tenants with disabilities (any other group you want to add) during the redevelopment?

All existing Housing New Zealand tenants in eastern and western Porirua will continue to be housed, and receive the help and support they are currently able to access as public housing tenants. With regard to tenants with disabilities, the redevelopment will provide accessible units as part of the new build Housing New Zealand stock, the number and the typologies will be confirmed during the master planning process. The private sector tenants will be consulted through our community engagement activities.

5. *Please provide information about the HLC's make up. Who is it responsible to? Who will make decisions during the redevelopment? What is HLC's relationship with Housing New Zealand?*

This information is publicly available on HLC's website which can be found here:

<https://hlc.co.nz/>

6. *What processes and techniques is HLC applying to Porirua from the Hobsonville development?*

HLC will be continuing with its approach of using our land well and building communities. HLC will also be working closely with Housing New Zealand which has a thorough and comprehensive approach to supporting tenants during a redevelopment.

The approach places a strong emphasis on working with the community, and HLC's ongoing engagement with community groups and representatives in Porirua is about building local support for the plan, and its licence to operate in Porirua.

This involves HLC reaching out and working with key community leaders and also draws on the local knowledge and expertise of Porirua City Council, Ngāti Toa, Te Puni Kokiri and the Ministry of Pasifika Peoples to ensure engagement and communications is appropriate.

7. *Please explain the relationship between HLC and Ngāti Toa in the Porirua Redevelopment.*

The Government will partner with Ngāti Toa to take over the management of around 900 Housing New Zealand properties in Titahi Bay, Mana and Tawa for an initial term of 25 years. The details are still to be worked out, but this proposal would also see Ngāti Toa renew the housing stock. In exchange, Ngāti Toa would waive around 1,300 Rights of First Refusal in eastern Porirua to enable the regeneration plan.

8. *Please explain the concept of 'decanting' and how HLC plans to do this during development.*

Decanting is better known as rehousing Housing New Zealand tenants. Housing New Zealand has a robust process for rehousing its tenants, led by a dedicated, nationwide Tenancy Liaison Team. Tenants are advised as soon as Housing New Zealand believes they may be affected by redevelopment, and they are supported right through to the completion of this process - no matter what the outcome. Families are provided with the direct dial number of their specific Tenancy Liaison Officer, who supports them through the process and is available to answer any questions they may have.

Where modifications are required, Housing New Zealand has an Occupational Therapist assess the need. For those who have modification needs, a house will be sourced that is already modified, or modifications will be carried out in order to make the house suitable. Housing New Zealand will also facilitate a move as close to family's area of choice as possible and will cover all reasonable costs associated with the move to the alternative home.

9. *If private tenants are moved out of their homes as a result of the development, will HLC provide any support for them?*

The master planning for the regeneration is underway, and the redevelopment of homes is focussed on state houses, not private dwellings. The master planning for integrated

communities will see HLC engage, and consult with the wider community, including private tenants.

10. Please provide any other relevant information that will allow me a clearer idea of what HLC is and how it operates.

Please refer to HLC's website which can be found here: <https://hlc.co.nz/>

For more information about the Porirua development see: <https://porirua4development.co.nz/>

Yours sincerely



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