

22 May 2023

s9(2)(a)

Thank you for your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 22 March 2023, for the following information:

“1. The results or raw data of the surveys conducted at the Dixon Street and Centennial Flat apartment complexes that contributed to the decision to reinstate previously disused communal facilities, as well as any reports on those surveys. These surveys are referred to on page 10 of the 2018 Housing New Zealand document entitled "Spaces for building communities.”

2. The evaluation of the implementation of the communal facilities at the Dixon Street and Centennial Flat apartment complexes referred to on the same page of that document.”

On 21 April 2023, the due date for response was extended by 20 working days under section 15A(1)(a) of the Act, due to substantial collation associated with the preparation of the response. It was noted Kāinga Ora was attempting to locate any documents held in an older disused computer system.

Despite multiple manual searches, no information could be found in relation to part two of the request. Therefore, this part of the request is refused under section 18(e) of the Act, that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

For part one of the request, Kāinga Ora is providing all documents it found. There are five documents released to you (including two provided as excerpts) in a combined document:

Date	Document	Withholding grounds applied
2016	Paragraph 31 & 32 of a Business Case to the Housing New Zealand Board (Remediation and Refurbishment 134 Dixon Street Te Aro Wellington)	N/A Excerpt provided under section 16(1)(e) of the Act
2016	Café proposal for Dixon Street community space	section 9(2)(a)
2017	Dixon Street survey results (excerpt)	N/A Excerpt provided under section 16(1)(e) of the Act
2017	Dixon Street tenant survey stats	section 9(2)(a)
2015	Completed Surveys for Centennial Flats (asking about whether a community space should be opened)	section 9(2)(a).

Some information is withheld under section 9(2)(a), to protect the privacy of natural persons, including that of deceased natural persons. Out of scope information is also withheld. I do not consider the withholding of the information from this response is outweighed by public interest considerations in making that information available.

Further relevant context (recollections from a Kāinga Ora staff member) about the setting up and operation of the community spaces:

134 Dixon Street

The Dixon Street community space was an unused space on site for more than 15 years. In 2015, through multiple conversations, the then Housing New Zealand started to explore the option of using the community space again.

A survey was carried out at the site. This survey was not just about the use of the community space, but also how our customers felt about the space they are living in and how Kāinga Ora could support them. A partnership was established with St John's Ministry (to provide volunteers), non-profit organisation BGI (to provide food) and Kāinga Ora (providing the community space). This allowed the community space to be opened up once a week for four hours to allow our customers at 134 Dixon Street to engage in this space. No follow up reports have been commissioned to assess its operations, however the space is still operational after eight years.

493 Adelaide Road

In the mid-2010s, the Centennial site was identified as requiring earthquake strengthening and refurbishment. As part of investigations for that work, it was also identified the site originally had a community centre built into the space.

A discussion was held with Berhampore School (then a community hub) which advised there was a lot of pressure on the school to provide its space for community use as there was no other facilities available in Berhampore. This started a conversation if the community needed a further community space. A partnership was entered into between Wellington City Council (WCC), the school and Kāinga Ora to explore this option.

Kāinga Ora carried out a survey with its customers to see if there was any interest in having a community space (which would also be open to the wider community). There was generally positive feedback for that to occur.

This site was open for seven years. As of 31 March 2023, the partnership mentioned above ended due to there no longer being funding for a community co-ordinator to help operate it.

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 responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely



Rachel Kelly
Manager, Government Relations

Excerpt provided under section 16(1)(e) of the Official Information Act 1982

From 2016 Business Case to Housing New Zealand Board, document title: *Remediation and Refurbishment 134 Dixon Street Te Aro Wellington*

31. A new community room and community facilities area will be established by converting the caretaker's room and its vicinity. The community room is intended to encourage tenants to meet their tenancy management staff on site in a safe environment, maximise the use of their surroundings; to provide a community space for outdoor community activity and to foster a closer community engagement and neighbourly spirit.
32. The community room is intended to incorporate an individual meeting room, kitchenette facilities, toilet facilities, communal patio decking, communal sitting areas, designated open air shelter for smokers and a community garden plot with storage facilities.

RELEASED UNDER THE OFFICIAL
INFORMATION ACT 1982

Dixon St Flat's Cafe Proposal – 14/06/16

History

s 9(2)(a)

Conversations were had with one of the minister's of St John's in City, Rev Stuart Simpson, about the possibility of having a weekly cafe run for the tenants, which would be held in the common room. Since that initial conversation Rev Simpson has met with a member of the flats to discuss possible ways for this to happen, who would run it, issues around security and suitable times for the cafe to run.

Purpose

To provide a safe place for the tenants to meet, socialise, play game and talk. If the tenants get to know each other better they would be able to care for each other better. It is also a wonderful way for the issue of isolation to be addressed in an easy and effective way with little cost.

Proposed setup and times

The cafe would run two times a week. Rev Stuart Simpson would aim to be at both for a set period time to meet and talk with the tenants. Two people would help provide the food/coffee and tea. Two people would provide security to the entrance of the common room. One person would provide security for the courtyard and there would be a person to provide child care if needed.

The games would be placed on the tables in the common room.

Day cafe: Thursday at 10:30am - 2:30 pm – primarily for the older tenants

Evening cafe: Thursday at 7:00pm – 11:00pm

Requirements

- Access key to the room – **Housing New Zealand**
- Board games – **St John's could provide these**
- Tea/coffee/food – **Kaibosh and BGI?**
- Support people – **St John's, BGI and Tenants**
- Security – **Housing New Zealand and Tenants**
- **Would it be possible to access the far room on the other side of the courtyard to use for child care?**

Timeframe

It would be great if this could be started as soon as possible and that there be a six month review with relevant parties.

Rev Stuart Simpson

Minister, St John's in the City

Excerpt provided under section 16(1)(e) of the Official Information Act 1982

From survey of 134 Dixon Street customers conducted in 2017. The other matters raised in the survey are out of scope and therefore not provided.

How many community events (including the Café at Dixon St) have you been to?	None	One or two	A few	Lots	No response given	
	5	8	4	7	1	
Comments :	“get closed it down wast of money”					
What would you like to see more of?	Community events	Newsletters	Tenant meetings	Other	No response given	
	12	9	11	8	5	
Comments:				“community gardens”, “café open other times (more)”, “games, meet politicians”, “more groups utilise the room everyday”, “email contactability with management”	“satisfied as it is”	

Community- approximately 20 respondents responded positively to having Community events and suggested other initiatives they would like to see happen- like Community gardens and use of Community room for other activities.

Document 4

Tenant survey stats

28 completed returned out of a possible 104 (several tenants in hospital long term and vacant properties)

Key themes emerging

Out of Scope	<p data-bbox="1013 302 1161 414">Social and Community suggestions</p> <p data-bbox="1013 425 1161 548">20 positive responses to Community engagement</p> <p data-bbox="1013 1478 1161 1892">More use Community space use requested. Tenants suggest community garden, opening the community room for games and other activities</p>	Out of Scope
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Centennial Community Space - You feedback is important

1) What do you think about the hall/space being used as a facility for community services and activities?

ok.

2) What type of services would you like to be made available from the space? e.g. Homework centre, mobile library, health and wellbeing services.

library.

3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

no

6) Do you have any other comments?

no.

7) Are you a Housing New Zealand tenant? Yes No (please circle)

8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

s 9(2)(a) [Redacted]

Name: _____

Phone number: _____ Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

OK - good idea.

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

OK - anything.

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

OK - anything.

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No.

- 6) Do you have any other comments?

No - OK.

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

Good Idea

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Library

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Community/Family activities

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

Yes - tenants

- 6) Do you have any other comments?

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: s 9(2)(a) _____

Phone number: _____ Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

OK.

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Computers / internet access
Kids birthdays.

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

Assyrians Community

- 6) Do you have any other comments?

no.

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

it's good

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

WINZ

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Table tennis, cooking, movie nights

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No

- 6) Do you have any other comments?

No

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

Not interested.

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Not interested.

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Not interested

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No.

- 6) Do you have any other comments?

Concerned about the safety of the children with outside vehicles coming in and out of the complex.

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

- No

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

Against it - concerned it will become a drop-in centre as others have closed.

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Roster of activities - Gym Equipment
Internet Services - Free Wi-Fi

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Exercise

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

Yes - Mental Health but do not want them in the complex.

- 6) Do you have any other comments?

Mental Health Drop In Centres have all closed down and do not want them coming into complex.

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details. No

Name: _____

Phone number: _____

Email: _____

Centennial Community Space - You feedback is important

1) What do you think about the hall/space being used as a facility for community services and activities?

Concerned about the wider community coming into the complex.

2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Doctor visiting fortnightly / monthly

3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Cooking

4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No

6) Do you have any other comments?

No

7) Are you a Housing New Zealand tenant? Yes No (please circle)

8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name:

s 9(2)(a)

Phone number:

Email

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

That's okay

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Housie Nights

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No

- 6) Do you have any other comments?

No

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

Good Idea

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Activities - not sure

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Not sure - don't speak much English

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No

- 6) Do you have any other comments?

No

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

Fine - good

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

All of the above

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

All of the above

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

Maybe in the future

- 6) Do you have any other comments?

Not at this stage

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Yes - fine with this

Name:

s 9(2)(a)

Phone number:

Email

Centennial Community Space - You feedback is important

1) What do you think about the hall/space being used as a facility for community services and activities?

OK - Concerns about carparking & number of people coming into the complex.

2) What type of services would you like to be made available from the space? e.g. Homework centre, mobile library, health and wellbeing services. ✓

Tai chi, computer lessons (wifi).

3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Tai chi

4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

no.

6) Do you have any other comments?

no.

7) Are you a Housing New Zealand tenant? Yes No (please circle)

8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name:

s 9(2)(a)

Phone number:

Email

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

OK

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Anything

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

Cooking

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

No

- 6) Do you have any other comments?

Very happy

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: _____

s 9(2)(a)

Phone number: _____

Email _____

Centennial Community Space - You feedback is important

- 1) What do you think about the hall/space being used as a facility for community services and activities?

ok .

- 2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

Internet

- 3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

gardening

- 4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

- 5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

no

- 6) Do you have any other comments?

no

- 7) Are you a Housing New Zealand tenant? Yes No (please circle)

- 8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details below.

Name: _____

Phone number: _____

Centennial Community Space - You feedback is important

1) What do you think about the hall/space being used as a facility for community services and activities?

- Concerns about basketball - Day/night time - Safety (hours of darkness) of kids.
- ~~Security~~.

2) What type of services would you like to be made available from the space?
e.g. Homework centre, mobile library, health and wellbeing services.

- not interested -

- ESOL - english as second language.

3) Are there any particular activities that you enjoy that you think the space could be used for? For example exercise classes or groups, arts and crafts, gardening, cooking.

community garden.

4) Would you like to be involved in supporting this space in some way?

Yes No (please circle)

5) Do you know of any groups or organisations who might be interested in using this community space? If so, please note details below.

Berhampore School.

6) Do you have any other comments?

- if you want to remove flax, happy to plant it in allocated area.

7) Are you a Housing New Zealand tenant? Yes No (please circle)

8) If you would like to be involved in some way or be kept up to date with progress of the space, and are happy for HNZ, Wellington City Council and Berhampore School to contact you, please provide your contact details.

Name: s 9(2)(a) _____

Phone number: _____ Email: _____