

17 February 2025

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I write in response to your request dated 17 January 2025, for information under the Official Information Act 1982 (the Act):

*Under the official information act, I wish to receive details on why an almost new housing development at the corner of Richmond Road and Parawai Crescent Grey Lynn / Ponsonby has been torn to shreds and almost completely rebuilt after just a few years since its original construction?*

*I wish to understand:*

*The costs of the original project and the additional costs associated with this "rebuild" (I trust that the "rebuild" is NOT under the guise of renovation. No one would believe that "story"! All the reasons that a rebuild was deemed .Where the liability for the rebuild falls - ie who specifically is "picking up the bill"?What repercussions will there be or have there been for:*

*Those who approved project,*

*Those who signed off on the consents for this project,*

*Those who built the original project and:*

*Those who seemingly signed off on the final delivery / acceptance of the finished build?*

The Parawai Crescent complex is made up of 15 one-bedroom units which are undergoing improvements to create a better living environment for our customers. The building met all compliance and regulation requirements when it was completed in 2019.

Kāinga Ora is undertaking some design improvements to enhance the quality of the living experience for tenants and to strengthen the integration with the local community. Work being undertaken includes replacing existing balustrades and installing new vertical solid screens to balconies to create more privacy for customers. We are also relocating the entrances from Parawai Cres to Richmond Road to provide a covered walkway into the complex, landscaping and fencing to create visual barrier for the ground floor units, creating a more useable communal outdoor space, and painting the exterior in a darker colour to integrate better with the local community.

The site is fenced off while this work is underway as part of our standard health and safety measures.


Given the scope of the work and the extensive scaffolding required, for safety reasons customers living in the complex were moved into other Kāinga Ora homes. They will have the opportunity to return to the complex once the improvements are completed later in February 2025.

The cost of the original build was \$6.3million. As at 30 January 2025, we have spent \$1.3million on the improvements.

As there are no building defects, I am unable to respond to the remainder of your questions, regarding liability and repercussions, as the complex is being improved, rather than “rebuilt” as you describe in your request.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is Information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Nāku iti noa, nā



Nick Howcroft  
**Director – Delivery Transition**