

26 October 2023

s9(2)(a)



Thank you for your 8 July 2023 email to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*"Please provide information about which suburbs from Paraparaumu to Otaki K.O. currently house or are considered suitable to be offered public housing in for known members of*

- A) Black Power*
- B) Head Hunters*
- C) Mongrel Mob*
- D) Highway 61*

*Also provide the same information about which suburbs or streets (due to having encumbent gangs) are mapped/flagged as potentially unsuitable to offer housing to known members of*

- A) King Cobra*
- B) Head Hunters*
- C) Mongrel Mob*
- D) Highway 61*

*How many known gang members or affiliates/associates have been housed from the waiting list into Kainga Ora properties in Kapiti in the last 2 years?*

*OIA Q's regarding provision of a safe environment for other Kainga Ora tenants*

*How many Kainga Ora houses in Wellington or Nationally (however the data is easiest sourced if held) have been identified as at some stage housing methamphetamine labs and what has been done to ensure safety of later occupants? Restrict request to the latest reported period if easiest.*

*What if anything is the required distance from a school or from a home with children in it for social housing that you provide for registered child sex offenders under your policy?*

*OIA Q's regarding advice and intention behind the Raumati announcement*

*Please provide all communications from and to consultants, advisors, media relations staff, other Ministers or anyone with any influence about the event of making your statement about Raumati having been acquired to take 100 units as regards:*

- 1) why it should be made (such as to demonstrate progress toward KPIs) and*
- 2) the timing of it being made (were other options considered) and*
- 3) how it should be made i.e. to reach which target audience, the content to include or exclude and any justifications for that.*

*Finally, can you please provide the initial concept drawing for Raumati that was due to be produced by the end of June. I especially seek here to understand potential impact on local traffic flow so clearly marked internal movement and the capacity of parking areas is much desired detail if available."*

On 7 August 2023, Kāinga Ora extended the due date for response by 20 working days under section 15A(1)(a) of the Act, due to substantial collation associated with the preparation of the response.

Kāinga Ora is responding to the various parts of your request in an asked and answer format below.

***Please provide information about which suburbs from Paraparaumu to Otaki K.O. currently house or are considered suitable to be offered public housing in for known***



***Also provide the same information about which suburbs or streets (due to having encumbent gangs) are mapped/flagged as potentially unsuitable to offer housing to known members of***

- A) King Cobra***
- B) Head Hunters***
- C) Mongrel Mob***
- D) Highway 61***

The vast majority of people in Kāinga Ora homes are good neighbours and members of their communities. Kāinga Ora is focused on housing people based on their housing need and priority. Successful placement into a Kāinga Ora home starts with the Ministry of Social Development (MSD) housing assessment process. As the Public Housing Register authority, MSD is responsible for identifying an applicant's level of housing priority, needs specific to the customer, and preferred letting areas for informing a housing offer. This ensures in the first instance, that applicants are offered a home suitable to their housing needs. As part of this assessment process, an applicant may declare they have gang affiliations (this occurs very rarely).

Closer to the time of placement in a Kainga Ora home, Kāinga Ora has a Pre-housing Conversation (PHC) with the new customer. This allows Kāinga Ora to establish a foundation for a positive relationship, and to gain further insight into their housing and wellbeing needs. We ask about the connections they may have to family/whānau, schooling, the community, or other groups. MSD's housing assessment, coupled with the Kāinga Ora PHC, is paramount to informing which available home in which community is most likely to be a suitable match for a customer and their whānau.

It's important to keep in mind that Kāinga Ora cannot discriminate against those who are connected to different groups in society, who are equally part of the community with the right to a home. As a result, Kāinga Ora does not require its customers to disclose if they are associated with a gang. Due to this, as it relates to the very specific and detailed information sought, this part of your request is refused under section 18(g)(i) of the Act, that the information requested is not held by the department or venture or Minister of the Crown or organisation and the person dealing with the request has no grounds for believing that the information is held by another department (for itself and for a departmental agency hosted by it or an interdepartmental executive board serviced by it) or interdepartmental venture or Minister of the Crown or organisation, or by a local authority).

***How many known gang members or affiliates/associates have been housed from the waiting list into Kainga Ora properties in Kapiti in the last 2 years?***

Due to the relatively small number of people housed in Kāinga Ora homes in Kapiti over the past two years, the information requested is withheld under section 9(2)(a) of the Act, to protect the privacy of natural persons. I do not consider the withholding of the information is outweighed by public interest considerations in making that information available.

***How many Kainga Ora houses in Wellington or Nationally (however the data is easiest sourced if held) have been identified as at some stage housing methamphetamine labs and what has been done to ensure safety of later occupants? Restrict request to the latest reported period if easiest.***



Kāinga Ora is faced with the issue of methamphetamine (meth) contamination in [redacted] and we take this very seriously.

[redacted] evidence to suspect that meth contamination may be present, Kāinga Ora will undertake testing. It is important to note, however, that contamination test results alone cannot necessarily determine whether methamphetamine manufacture occurred at a property. If any evidence of manufacture or supply were discovered, Kāinga Ora would refer the matter to the Police.

The New Zealand Police inform Kāinga Ora if evidence of meth manufacture is discovered during a search of a Kāinga Ora property. As of July 2023, our Chemical Response team were notified by Police of six instances of evidence of manufacture in the prior 12 months (none were in the greater Wellington area, including Kāpiti). Following these sorts of finds, we activate standard decontamination procedures.

Safe exposure levels, testing, and decontamination of meth in homes is documented in the New Zealand Standard 8510:2017 and the Sir Peter Gluckman ESR Report 2018 which underpin the Kāinga Ora approach to meth:

- following the discovery of above-threshold meth contamination in a home by independent IANZ accredited testing suppliers, it is deemed uninhabitable, and the home is vacated
- decontamination of the home is conducted per New Zealand Standard 8510:2017, by external market contractors who are approved for use by Kāinga Ora, and which specialise in cleaning and removal of meth contaminants
- soft furnishings - carpets, curtains - are disposed of in accordance with the NZ Standard
- following decontamination, independent testers re-sample all surfaces in the home to confirm all contamination has been removed
- soft refurbishment of the home, including painting, new carpets, and curtains – as applicable - is completed before new tenants are housed.

***What if anything is the required distance from a school or from a home with children in it for social housing that you provide for registered child sex offenders under your policy?***

A very small number of the people in Kāinga Ora houses are child sex offenders and who need somewhere to live on release from prison and may be under a Community Supervision Order. In these situations, Kāinga Ora does not make any placement decisions alone. When Kāinga Ora identifies a potential property, the Department of Corrections (Corrections) is responsible for completing risk assessments which consider the potential for reoffending and the safety of the community, and whether a potential property is suitable for the individual.

To enable this, we have an agreement with Corrections on the housing of child sex offenders, which ensures information is shared in a way that both assists offenders into appropriate housing and ensures public safety.

Before any placement decisions are made, Corrections complete a thorough risk assessment of a potential property and decide whether it is suitable for the individual being housed. Where a property is thought to be potentially suitable, we work with Corrections, including meeting at the property to determine the appropriateness of it. When considering whether a property is suitable for a child sex

offender, Corrections assess a range of factors. These include but are not limited to the location of victims, the property's proximity to schools, parks and places used by children, as well as physical factors such as shared access, proximity of neighbours and neighbourhood children. Any specific requirements for these factors – including any minimum distance requirements – is the responsibility of the person who works with Corrections on a case by case basis for such placements.

When a decision to be made, a Probation Officer must also confirm and sign off that the placement is suitable. It is the responsibility of Corrections to decide whether to advise a sex offender is being housed and how to manage any response to this.

***Please provide all communications from and to consultants, advisors, media relations staff, other Ministers or anyone with any influence about the event of making your statement about Raumati having been acquired to take 100 units as regards:***

- 1) why it should be made (such as to demonstrate progress toward KPIs) and***
- 2) the timing of it being made (were other options considered) and***
- 3) how it should be made i.e. to reach which target audience, the content to include or exclude and any justifications for that.***

Following a process to acquire the land at 59-69 Raumati Road (which was outlined in a previous response to a request for official information (OI 23 236 refers)), Kāinga Ora's urban designer did an indicative yield study in July 2022 based on a high-level planning assessment (District Plan rules). An estimate of 100 units for the 4.62ha site, was based on a theoretical increase in development thresholds in relation to Proposed Plan Change 2 to the Kāpiti District Plan, notified in August 2022. The actual number of units is still to be confirmed and pending the outcome of detailed site investigations and engineering due diligence reporting.

For each development, it is standard for Kāinga Ora to announce to the community its development intentions, and that announcement for the proposed development at 59-69 Raumati Road occurred on 29 November 2022 (<https://kaingaora.govt.nz/news/investing-in-the-future-of-the-kapiti-coast/>).

The information sought for questions two and three has previously been released to you in May 2023 as part of the second tranche of information (email correspondence) provided for another request for official information (OI 23 039 refers). The correspondence released details the period leading up to the 29 November 2022 announcement and discusses the material to be announced/provided publicly to neighbours of the proposed development.

***Finally, can you please provide the initial concept drawing for Raumati that was due to be produced by the end of June. I especially seek here to understand potential impact on local traffic flow so clearly marked internal movement and the capacity of parking areas is much desired detail if available.***

As advised in previous responses to requests official information (OI 23 039 and OI 23 288 refers), the current planning stage to develop what is known as a project brief is now expected to be completed by 30 June 2024. This work will identify a preferred development concept for the site, the housing typology and an indicative delivery timeframe.

Please be assured that Kāinga Ora will continue to engage with the community on the proposed development as the planning process for it progresses.

As the timeframe for this work was extended to mid-2024, no concept drawing was done by the end of June 2023. Therefore, this part of your request is refused under section 18(e) of the Act, as the requested information does not exist.

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](http://www.ombudsman.parliament.nz).

 Kāinga Ora proactively releases our responses to official information requests where your request may be published at [kaingaora.govt.nz/publications/official-information-requests/](http://kaingaora.govt.nz/publications/official-information-requests/) your personal information removed.



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