

20 MAR 2017

Damian Smith
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Dear Mr Smith

Thank you for your email of 12 March 2017 to the Minister of Building and Construction requesting the following information under the Official Information Act 1982:

"I would like to understand what the policy is regarding the concentration of State housing is to privately owned house."

On 16 March 2017 your request was transferred to Housing New Zealand.

I also refer to your request to Housing New Zealand of 13 March 2017:

"I would like to understand what the policy is, or recommendations are around the concentration of state housing when compared to privately owned dwellings."

Housing New Zealand does not have a policy that prescribes the level of social housing in relation to privately owned dwellings. Housing New Zealand makes redevelopment decisions, including decisions affecting the concentration of social housing at a site, street or neighbourhood level on a case by case basis. A number of factors are considered, including the:

- demand for social housing
- existing state housing concentration in the area
- profile of the existing community, and the needs of the existing social housing tenants
- density permitted by the relevant District Plan
- support services available in the vicinity
- social amenities in the area including open spaces
- presence of onsite management
- intended profile of the social housing tenants to be located in the development and the complexity of their needs
- intended housing tenures and proportion of each (social, affordable and market mix)
- intended housing typologies to be located on the site (high density apartments or large homes)
- partnership arrangements in place with stakeholders or other social housing providers for the particular site or in the vicinity
- nature of the site being developed including size, sight lines, and entrapment points
- financial implications of different concentration levels.

Yours sincerely



Rachel Kelly
Manager Government Relations