



HUD2023-001559

s 9(2)(a)

Dear s 9(2)(a)

This letter responds to your emails on 21 December 2022 and 13 January 2023 to the Minister of Housing, Hon Dr Megan Woods. These were transferred to Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development (the Ministry) for response under section 14 of the Act as the information you have requested is more closely connected to the functions of the Ministry. Under the Act you requested:

- *All incident reports and respective actions undertaken by the contracted security firm specific to Buildings One and Six, including all logged police call outs from 1st January 2022 to current. Incidents including break ins, damage including broken windows, graffiti and maintenance. Also, pls include actions and arrests undertaken by NZ Police specific to the site.*
- *Costs associated with monitoring and security of Building One and Six from 1st January 2022 to current.*
- *Pls provide also the plan for securing Building One and Six, and costs.*
- *Pls provide dates for the proposed partial demolition of Building One, and Building Six.*
- *Pls provide all relevant information pertaining to the decision, and how the decision was made, to not notify the public with respect to the current Resource Consent, and persons responsible within MHUD for agreeing with Mana Whenua that the demolition was a good idea.*
- *Pls provide all discussions and dates relevant to when Marutūāhu and MHUD will lease Buildings One and Six to community organisations to operate.*
- *Further to the OIA request for Carrington Hospital, pls provide internal photos of all damage and graffiti.”*

The following parts of your request were transferred to the New Zealand Police and Auckland City Council respectively:

- *Actions and arrests undertaken by NZ Police specific to the site.*
- *Pls provide all relevant information pertaining to the decision, and how the decision was made, to not notify the public with respect to the current Resource Consent.*

With respect to your request, please find attached as **annexes**:

- **Annex 1:** The incident reports and actions that have been recorded by Campus Security – the Ministry’s contracted security firm – for Buildings One and Six. Names, phone numbers and photos have been withheld under section 9(2)(a) to protect the privacy of natural persons. The Ministry does not endorse, nor has it verified the accuracy of anything in these reports.

- **Annex 2:** The costs associated with the monitoring and security of the Crown land held for housing at 1 – 139 Carrington Road, from January 2022 to 13 January 2023. Campus Security are responsible for the monitoring and security of the entire site at 1 – 139 Carrington Road (the Site), and no breakdown of the specific costs attributable to Buildings One and Six is available.
- **Annex 3:** The maintenance and repair costs schedule. The Site is secured by Campus Security, and through additional preventative measures arranged by Ministry property manager, Darroch, such as the boarding up of doors and windows and fencing, as identified in the schedule. No breakdown of all the costs attributable to Buildings One and Six is available, as building numbers are not always identified in the schedule and – as above – a portion of the costs are payments to Campus Security and general property management costs, which are not available separated by building. In November 2022, the Ministry provided the Pt Chevalier Social Enterprise Trust with the value of its Darroch contract, being our property management and maintenance costs for the Site. Please advise if you would like this updated to include November and December 2022 and January 2023.
- **Annex 4:** Photos of damage and graffiti on Buildings One and Six. Some photos have been withheld under section 9(2)(a) of the Act to protect the privacy of natural persons, as property management employees were identifiable in them.

The date for the proposed partial demolition of Building One is the responsibility of the Marutūāhu Rōpū and Waiohua-Tāmaki Rōpū. This part of your request is refused under section 18(g)(i) of the Act, as the Ministry does not hold this information and has no grounds for believing that the information is held by any other organisation covered by the Act. For the avoidance of doubt, the Marutūāhu Rōpū and Waiohua-Tāmaki Rōpū are not covered by the Act.

Information on the potential demolition of Building Six is withheld under section 9(2)(j) of the Act, to allow any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

Your request for the “*persons responsible within MHUD for agreeing with Mana Whenua that the demolition was a good idea*” is refused under section 18(e) of the Act, as the demolition has not been discussed between the Ministry and any other party in those terms, and therefore the information requested does not exist. However, as you are aware, the persons at the Ministry directly responsible for facilitating the development of the Site are Hannah McGregor, and Matt Fraser, Head of Land Acquisition and Development.

Your request for “*discussions and dates relevant to when Marutūāhu and MHUD will lease Buildings One and Six to community organisations to operate*” is also refused under section 18(g) of the Act that the information requested is not held by the Ministry and we have no grounds for believing that the information is held by another agency. As you are aware, the Ministry intends to dispose of the land that includes Buildings One and Six to the Marutūāhu Rōpū, and those negotiations are ongoing. A decision as to whether or when the buildings should be leased sits with the Marutūāhu Rōpū.

The Ministry acknowledges the buildings on the site have been the target of criminal activity, particularly vandalism but, in the Ministry’s view, the nature of this damage has been minor and temporary, such as graffiti, broken windows, and small-scale theft. All damage has either been repaired, or is in the process of being repaired, subject to the availability of resources and

specialist equipment (for example, to safely access the roof). The fencing, security cameras, increased security resource and attention by NZ Police have been effective in reducing the amount of anti-social activity on the site.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

Naku noa, na

A handwritten signature in blue ink, appearing to be 'MF', with a small horizontal line at the end.

Matt Fraser
Head of Land Acquisition and Development

Attachments:**Annex 1: Campus Security incident reports**

Note photos have been withheld under section 9(2)(a) to protect the privacy of natural persons. The Ministry does not endorse, nor has it verified the accuracy of anything in these reports.

Annex 2: Campus Security costs from January 2022 to January 2023

Note no specific breakdown for Buildings 1 and 6 is available.

Annex 3: Darroch maintenance and repair schedule

Note information that is either specifically, or was likely, to be for Buildings 1 and 6 is being released. However, due to the way this information is collated and held, it is not possible to be definitive that this is all the maintenance and repair activity attributable to these buildings.

Annex 4: Photos of damage and graffiti on Buildings 001 and 006

Note photos have been withheld under section 9(2)(a) to protect the privacy of natural persons.

Annex 1: Campus Security Incident Reports

From: "reports at campussecurity.co.nz"
Date: 6/01/23 3:45 pm (GMT+12:00)
To: s 9(2)(a)
Subject: Campus ESR Report Result #12354736

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Reference #	12354736
Status	Complete
Date Reported	06-01-2023
Title	Unlawfully in a Building
Reported By	s 9(2)(a)
Property/Client	MHUD - Dorroch
Copy email to	s 9(2)(a)
Date	2023-01-06
Time of Call Out	1057 hrs
On Site Time	1057 hrs
NOTES	<p>At 1057 hrs a PIR was activated in Room 1064 Green Sector of Building 1. CCTV confirmed unlawful entry by a approximately 6 x males of approximately 20 - 30 years of age. As they were under surveillance they were seen tagging the wall on Level 2 near the old Chapel.</p> <p>Police were called and 2 units arrived on the scene shortly after. Upon their arrival the males ran from Building 1 but after a short chase 5 of the offenders were taken into custody.</p> <p>The 5 have been charged with "U/L in a Building" and depending on CCTV footage forthcoming may be charged with "Wilful Damage" in respect to the Tagging. All have been Trespassed.</p> <p>Police Event # PO53206786</p>

----- Original message -----

From: "reports at campussecurity.co.nz"

Date: 19/10/22 11:04 pm (GMT+12:00)

To: s 9(2)(a)

Subject: Campus ESR Report Result #11987115

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Reference #	11987115
Status	Complete
Date Reported	19-10-2022
Title	Alarm Activation
Reported By	Other
Property/Client	MHUD - Dorroch
Copy email to	s 9(2)(a)
Date	2022-10-19
Time of Call Out	2235 hrs
On Site Time	2235 hrs
NOTES	Three PIR alarm sensors activated inside Buikding 1. Both site guards attended. During internal patrol a exterior door alarm (aka Alarm Bug) was activated as someone exited the building. No person was located. All appears in order but will get day shift to do a full internal check in the day light. Exit door needs adjustment as not closing properly. Reset alarms.

From: "reports at campussecurity.co.nz"
Date: 2/09/22 5:20 am (GMT+12:00)
To: s 9(2)(a)
Subject: Campus ESR Report Result #11702482

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Reference #	11702482
Status	Complete
Date Reported	02-09-2022
Title	Fire Alarm Activation Building 1
Reported By	s 9(2)(a)
Property/Client	MHUD - Dorroch
Copy email to	s 9(2)(a)
Date	2022-09-02
Time of Call Out	0300 hrs
On Site Time	0305 hrs
NOTES	<p>An unknown person has used a rick to smash the Fire Panel at the Main Building 1 entrance activating the Fire Alarm. The Fire Servcie attended.</p> <p>There are signs if attempted forced entry where the glass double doors have tried to be pulled open. No entry gained.</p> <p>20 min prior a male known to have mental health issues tried to break into the security office reaching through the louvre windows whilst threatening to kill the guard. He calmed done and left. He would be a main suspect for the Fire Alarm Activations. Photos of this person are held on file.</p>

From: s 9(2)(a)
Sent: Thursday, April 7, 2022 10:55 AM
To: s 9(2)(a)
Cc: s 9(2)(a) Hannah McGregor <Hannah.Mcgregor@hud.govt.nz>
Subject: Water leak and louvres removed

Hi s 9(2)(a)

Guard on site advises of water leak from broken pipe outside on building 1.

Also some louvres removed needing blocking up.

Some graffiti has appeared also.

Can someone meet the guard s 9(2)(a) on site to have a look to see what needs to be done.

His contact number is

s 9(2)(a)

Thanks

s 9(2)(a)

From: s 9(2)(a)
Sent: Thursday, April 7, 2022 1:45 PM
To: s 9(2)(a) Hannah McGregor <Hannah.Mcgregor@hud.govt.nz>
Subject: Unlawfully in a Building

Just a heads up.

I attach a photo of a female the guard has come across when checking Building 1 after an activation.

We have been having activations over the last few days and suspected someone was entering.

We will pass on her details to the local Police.

Regards

s 9(2)(a)

From: s 9(2)(a)

Sent: Sunday, May 22, 2022 10:46 PM

To: s 9(2)(a) Hannah McGregor <Hannah.Mcgregor@hud.govt.nz>; s 9(2)(a)

s 9(2)(a)

Subject: Graffiti Removal

Hi

Over the weekend the tagger has been back and tagged the wall on the 3rd Wing of Building 1. Refer photos.

Can we get someone to remove in the coming week.

s 9(2)(a) will be on site during the day to show your guy where it is.

Regards

s 9(2)(a)

From s

Sent: Thursday, April 7, 2022 6:20 PM

To: s 9(2)(a) Hannah McGregor <Hannah.Mcgregor@hud.govt.nz>

Subject: Potential Hazard

Hi s 9(2)(a)

My site guard has been particularly vigilant today and has found a heavy pipe on the side of Building 1 that could prove to be a hazard as it has become unfixed from the wall.

Due to the weight of this pipe and its height location on the building coupled with public access around the building perimeter I would request this be removed.

Please refer to the photos attached.

s 9(2)(a) / Hannah - we could cone off the area underneath but I would recommend removal as it poses undue risk.

s 9(2)(a)

Annex 2: Campus Security costs from January 2022 to January 2023

Note no specific breakdown for Buildings 001 and 006 is available.

Month	Year	Costs
January	2022	\$21,300
February	2022	\$17,700
March	2022	\$18,600
April	2022	\$20,700
May	2022	\$18,600
June	2022	\$19,800
July	2022	\$20,088
August	2022	\$20,088
September	2022	\$24,138
October	2022	\$31,590
November	2022	\$29,160
December	2022	\$58,968
January	2023	\$92,016
Total Spend		\$392,748

Annex 3: Darroch maintenance and repair schedule - note information that is either specifically ,or was likely, to be for Buildings 001 and 006 is begin released. However, due to the way this information and collated and held, it is not possible to be definitive that this is all the maintenance and repair activity attributable to these buildings

Date	Entry Description	Item Description	Debit
		Opening Balance	
1 Feb 2022	Callout to fix two broken taps 17/12/21.	MB - Repairs & Maintenance	375.00
1 Mar 2022	Replace broken window.	MB - Repairs & Maintenance	270.00
15 Mar 2022	To carry out removal of fallen tree.	MB - Repairs & Maintenance	1,935.00
1 Apr 2022	To complete a temporary repair to roof after damage from high winds.	MB - Repairs & Maintenance	471.20
1 Apr 2022	To attend to secure window after a break in.	MB - Repairs & Maintenance	251.10
1 Apr 2022	To attend to plumbing job at Building 1 where copper piping has been stolen and water is continuously running outside for 2 weeks.	MB - Repairs & Maintenance	275.15
1 Apr 2022	To paint out the graffiti on the wall of Building 2 adjacent to Carrington Road.	MB - Repairs & Maintenance	283.20
1 May 2022	To attend to board up a smashed window on Building 9	MB - Repairs & Maintenance	253.15
1 May 2022	Fixed water leak fro broken pipe outside on building 1 7/4/22	MB - Repairs & Maintenance	317.65
1 Jul 2022	To board up broken window on Building B001 and secure gap in the fence aroun B028.	MB - Repairs & Maintenance	401.20
1 Jul 2022	To attend to remove 8 lots of graffiti on building 001.	MB - Repairs & Maintenance	524.90
1 Jul 2022	To remove graffiti on Buillding 001	MB - Repairs & Maintenance	920.00
1 Aug 2022	To paint over graffiti 30/6/22	MB - Repairs & Maintenance	200.00
1 Aug 2022	To attend to wekly walk through 4/7/22	MB - Repairs & Maintenance	162.50
1 Aug 2022	Fixed burst copper pipe outside Building 1 23/6 & 11/7/22.	MB - Repairs & Maintenance	719.89
1 Sep 2022	To re secure roof down replacing a missing tile.	MB - Repairs & Maintenance	1,800.00
1 Sep 2022	To attend to window smashed on the same side where the others have been at B01.	MB - Repairs & Maintenance	249.60
1 Sep 2022	To attend weekly walk through 11/6.	MB - Repairs & Maintenance	162.50
1 Sep 2022	18/7/22 weekly walk through and secure windows and door B01 & B02.	MB - Repairs & Maintenance	345.88
1 Sep 2022	25/7/22 weekly walk through.	MB - Repairs & Maintenance	125.00
1 Sep 2022	1/8/22 weekly walk through.	MB - Repairs & Maintenance	125.00
1 Sep 2022	8/8/22 weekly walk through.	MB - Repairs & Maintenance	125.00
9 Sep 2022	Removal of graffiti at B01, itghten up wire mesh gate with tight wire during 15/8/22 weekly walk through	MB - Repairs & Maintenance	270.15
12 Sep 2022	22/8/22 weekly walk through.	MB - Repairs & Maintenance	125.00
12 Sep 2022	29/8/22 weekl ywalk through.	MB - Repairs & Maintenance	125.00
12 Sep 2022	Replace rear door with plywood screw in to brick wall.	MB - Repairs & Maintenance	638.50
16 Sep 2022	5/9/22 weekly walk through and clean off graffiti on the doorway of Building 001	MB - Repairs & Maintenance	151.00
20 Sep 2022	To attend to clean and deodorise the area of the carpet in Builidng 001 where the mushrooms were located.	MB - Repairs & Maintenance	847.50
22 Sep 2022	Attended site to carry out and replace DBA.	MB - Repairs & Maintenance	2,942.17
1 Oct 2022	Attented fire alarm callout 31/8/22. Malicious activation. Reset switch and replaced glass. Reinstated system to norma..	MB - Repairs & Maintenance	414.70

1 Oct 2022	Repairs to ceiling etc.	MB - Repairs & Maintenance	3,008.00
1 Oct 2022	Weekly walk through 12/9 and board up 7 windows and 1 door.	MB - Repairs & Maintenance	683.43
1 Oct 2022	19/9 weekly walk through.	MB - Repairs & Maintenance	200.00
1 Nov 2022	Connect up generator and disconnect all possible shorts in building between N & E to prevent generator RCD from tripping.	MB - Repairs & Maintenance	1,920.00
1 Nov 2022	Contractor attended to replace the FSI window as requested.	MB - Repairs & Maintenance	1,122.00
1 Nov 2022	Fire alarm call out 1/6 and repair 19/9/22.	MB - Repairs & Maintenance	707.53
1 Nov 2022	Callout 9/10/22 re fire alarm. Returned 21/10/22.	MB - Repairs & Maintenance	674.70
1 Nov 2022	Remedial work on Backflow Prevention Unit 12/10 and 18/10/22	MB - Repairs & Maintenance	3,418.26
1 Nov 2022	Fixed fire sprinkler system 12/10/22	MB - Repairs & Maintenance	993.12
1 Nov 2022	5/10/22 rabbit control.	MB - Repairs & Maintenance	2,900.00
1 Nov 2022	October rubbish	MB - Repairs & Maintenance	1,067.99
1 Nov 2022	Generator, fuel cell and 32amp lead.	MB - Repairs & Maintenance	7,802.82
1 Nov 2022	After hours call out to attend to flood recovery after watr damage on Sunday.	MB - Repairs & Maintenance	805.00
1 Nov 2022	To attend to weekly walk through 10/10.	MB - Repairs & Maintenance	125.00
1 Nov 2022	to attend to weekly walk through 26/9.	MB - Repairs & Maintenance	125.00
1 Nov 2022	To attend to paint over graffiti	MB - Repairs & Maintenance	164.20
1 Nov 2022	To attend to weekly walk through 3/10	MB - Repairs & Maintenance	125.00
1 Nov 2022	To attend site at 2pm 7/10/22 to complete the power connection for the generator.	MB - Repairs & Maintenance	570.00
8 Nov 2022	24/8/22 repair to fire sprinkler system.	MB - Repairs & Maintenance	385.70
1 Dec 2022	24/10 weekly wal through boarding up 1 window and another one later after call back.	MB - Repairs & Maintenance	346.49
1 Dec 2022	After hours callout for plumber to stolen copper pipes/broken pipes.	MB - Repairs & Maintenance	407.50
1 Dec 2022	To carry out flooring repairs 28/10/22	MB - Repairs & Maintenance	4,090.00
1 Dec 2022	Shut off water to Building 6 31/10 due to water leakage.	MB - Repairs & Maintenance	1,219.15
1 Dec 2022	Replacement of stolen copper 8/11/22 as quoted.	MB - Repairs & Maintenance	3,578.98
1 Dec 2022	Walked through Building 1 27/9/22 and identified all work that needs to be done and sent photos.	MB - Repairs & Maintenance	237.50
1 Dec 2022	Fixed broken pipe Building 1 25/11 & 28/11.	MB - Repairs & Maintenance	495.00
1 Dec 2022	Generator and refuelling.	MB - Repairs & Maintenance	7,735.75
1 Dec 2022	Remedial works for alarm system 18/10/22 for Building 1 and 3	MB - Repairs & Maintenance	3,165.60
1 Dec 2022	To fix large leak at Building 6.	MB - Repairs & Maintenance	4,295.80
1 Dec 2022	Attended and dealt with false fire alarm activation 16/7/22.	MB - Repairs & Maintenance	1,009.55
12 Dec 2022	28/11/22 weekly walk through Bldg 001	MB - Repairs & Maintenance	478.55

12 Dec 2022	5/12/22 weekly walk through Bldg 001, boarded up some windows and identified others that needed to be boarded but had run out of boards.	MB - Repairs & Maintenance	697.20
15 Dec 2022	14/11/22 weekly walk through Bldg 001	MB - Repairs & Maintenance	125.00
1 Jan 2023	Generator etc.	MB - Repairs & Maintenance	9,809.75
1 Jan 2023	To attend weekly walk through 22/11/22.	MB - Repairs & Maintenance	162.50
1 Jan 2023	Repair leaking pipes Bldg 6 30/11/22	MB - Repairs & Maintenance	1,850.75
1 Jan 2023	31/12/22 after hours call to Bldg 1 to repair burst pipe on radiator heater supply.	MB - Repairs & Maintenance	460.00
1 Jan 2023	Alarm monitoring for Unitec Northern Campus buildings.	MB - Repairs & Maintenance	200.00
1 Jan 2023	CCTV system monitoring of Building 01 Dec22	MB - Repairs & Maintenance	2,000.00
1 Jan 2023	CCTV system monitoring of Bldg 01 Jan23	MB - Repairs & Maintenance	2,000.00
1 Jan 2023	Alarm monitoring of Unitec Northern Campus buildings	MB - Repairs & Maintenance	200.00
1 Jan 2023	25/11/22 callout for fire alarm.	MB - Repairs & Maintenance	385.70
1 Jan 2023	17/10/22 weekly walk through and board up 2 windows.	MB - Repairs & Maintenance	286.13
1 Jan 2023	28/10/22 repairs to damaged water pipe due to attempted theft.	MB - Repairs & Maintenance	479.50
			88,321.09









