



27 August 2020

DOIA20/21080456

s 9(2)(a)

Dear s 9(2)(a)

I refer to your email dated 31 July 2020 to Julia Minko in Minister Twyford's office requesting the following information under the Official Information Act 1982 (the Act):

I am also requesting any correspondence between Williams Corporation and the Ministry of Housing and Urban Development, be that under Phil Twyford's watch, or Megan Woods.

As you were informed, your request was transferred to the Ministry of Housing and Urban Development for a response.

Two emails were found within scope of your request and both are being released to you with mobile phone numbers and some (non-public) email addresses redacted. This is consistent with section 9(2)(a) of the Act to protect the privacy of natural persons. The emails are detailed in the attached document schedule.

You may also be interested to view the submission made by the Williams Corporation on the National Policy Statement on Urban Development. This submission was provided to our Ministry, and the Ministry for the Environment, as joint leads for that programme. Their submission is a public document and can be viewed on the Ministry for the Environment's website here: <https://www.mfe.govt.nz/sites/default/files/media/Consultations/141%20Williams%20Corporation.pdf>

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 www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely

Mel Rae
Manager, Market & System Settings

Annex 1: Document Schedule

Documents released – DOIA20/21080456			
Ref	Date	Title	Section of the Act applied
1	6 November 2019	Email from Mel Rae to Kathryn Marshall: "RE: Lane name progress[IN-CONFIDENCE:RELEASE EXTERNAL]"	9(2)(a)
2	6 July 2020	Email from Mel Rae to Kathryn Marshall: "Marshall, Kathryn – query transferred to MBIE – (HUD ref DRC19/20070159)	9(2)(a)

Out of Scope

From: Mel Rae
Sent: Wednesday, 6 November 2019 9:29 AM
To: Kathryn Marshall
Subject: RE: Lane name progress[IN-CONFIDENCE:RELEASE EXTERNAL]

Dear Kathryn,

Thank you again for your email outlining the issues that Williams Corporation has come across related to the application of the road naming guidelines for your residential developments in Auckland.

We are working to help our urban centres grow up and out, which will lead to increasingly intensified urban areas. While street naming and addressing is not a policy area which the Ministry of Housing and Urban Development oversees, we are interested in ensuring that development is enabled and the necessary considerations that are needed are efficient and effective.

As we mentioned to you, we have been in touch with Land Information New Zealand (LINZ) to try and understand the issue you raised with us better. LINZ have recently issued a new set of [guidelines](#) to address some of the issues that have arisen with addressing and road naming related specifically to urban infill and redevelopment. These new guidelines are to be used by Territorial Authorities in conjunction with Australian/New Zealand Standard for Rural and Urban Addressing. We believe that the new guidelines will help Territorial Authorities deal with some of the issues you raised around road naming and address numbering.

The responsibility for addressing and road naming sits with Territorial Authorities, who each have their own processes for ensuring the Standards are met in their area. We see the most effective way to ensure that road names and addresses are issued efficiently for new developments is to continue to work closely with the council as they give effect to these new guidelines.

Thank you for bringing this our attention. If you have any questions, please do not hesitate to contact us, or contact LINZ directly about the guidelines and Standard.

Kind regards,

MEL RAE
Manager, Market and System Settings
Housing and Urban Settings Policy Branch
Ministry of Housing and Urban Development

mel.rae@hud.govt.nz | DDI: +64 (04) 831-6016 | Mobile **s 9(2)(a)**
www.hud.govt.nz



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT



From: Kathryn Marshall <kathryn@williamscorporation.co.nz>
Sent: Tuesday, 8 October 2019 4:56 PM
To: Debbie Stephens <Debbie.stephens@hud.govt.nz>
Cc: Mel Rae <Mel.Rae@hud.govt.nz>; Paul Lowe <Paul.Lowe@ccc.govt.nz>; Paula BodyCorpAdmin
s 9(2)(a) Euan Denniston **s 9(2)(a)** Matthew Horncastle
<matthew@williamscorporation.co.nz>
Subject: Re: Lane name progress[IN-CONFIDENCE:RELEASE EXTERNAL]

Hi Debbie

Thank you for your reply.

Paul Lowe, from Christchurch City Council, was dealing with this directly with LINZ, directly liaising with me and using our projects and working through joint logic to achieve the individual outcomes, of not being required to name these. So far each one has been submitted successfully, whereby we do not have to name the new Christchurch developments, lodged with LINZ to date, to the street address team. Each one has been on a case by case basis but Auckland is not proactive like Paul Lowe in Christchurch.

This is absurd bureaucracy and an absurd reason to delay developments. People are employed where this is their job. Unacceptable.

Kind regards,

Kathryn Marshall
General Manager

+64 s 9(2)(a)
kathryn@williamscorporation.co.nz

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CORPORATION

On 8/10/2019, at 2:56 PM, Debbie Stephens <Debbie.stephens@hud.govt.nz> wrote:

Dear Kathryn

Your enquiry has been forwarded to our Ministry for response. Thanks for bringing this issue to our attention.

We assume you have already raised this directly with LINZ and we will follow up with them.

On behalf of
MEL RAE
Manager, Market and System Settings
Housing and Urban Settings Policy Branch
Ministry of Housing and Urban Development

mel.rae@hud.govt.nz | DDI: +64 (04) 831-6016 | Mobile s 9(2)(a)
www.hud.govt.nz

<image001.jpg>

From: info@mbie.govt.nz <info@mbie.govt.nz>

Sent: Tuesday, October 8, 2019 2:03 PM

Subject: Lane name progress[IN-CONFIDENCE:RELEASE EXTERNAL]

On 8/10/2019 1:50 p.m., Kathryn Marshall "kathryn@williamscorporation.co.nz" wrote:

Hello MBIE

We do not have any response and it is now well past 2 days.
This is a hugely important , needless problem for the construction, development sector.

Kind regards,

Kathryn Marshall
General Manager

+64 **s 9(2)(a)**
kathryn@williamscorporation.co.nz

<image002.jpg>

On 26/09/2019, at 2:54 PM, info@mbie.govt.nz wrote:

Thank you for your email.

We aim to respond to your email within 2 business days. If you have an urgent request, please call us on 04 901 1499.

This email confirms receipt of your request.

Kind regards,

Client Services Team

www.mbie.govt.nz

www.govt.nz - [your guide to finding and using](#) New Zealand government services

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Out of Scope

From: Ministerial Services
Sent: Monday, 6 July 2020 12:54 PM
To: kathryn@williamscorporation.co.nz
Subject: Marshall, Kathryn - query transferred to MBIE - (HUD ref DRC19/20070159)

Dear Kathryn,

Thank you for your email to our service centre info@hud.govt.nz. Your email is best answered by the functions of MBIE and so we have transferred it to their officials for their information and contact if appropriate.

Kind regards

Valerie

VALERIE TOWNSEND
SENIOR BUSINESS ADVISOR, Ministerial Services, SP/OCE
Telephone: +64 (04) 832 2402
Address PO Box 82, Level 3, 23 Waring Taylor Street, Wellington 6140, New Zealand

Hello HUD and MBIE

Lower Hutt Council are achieving Building consent in 20 working days however their Resource Consent process is taking more than 100 days.

They seem to not understand the new plan and every time we meet with them we are told something different. 42 Cambridge Terrace , we had a pre application meeting and when this was submitted for RC the entire scheme was then required to be changed.

We develop in Auckland, Christchurch and now Lower Hutt and this is the worst we have found. Lower Hutt also , not surprisingly has a huge shortage of affordable houses. Our homes are all affordable and presold.

The Senior Planner takes no responsibility. We take all input onboard from the urban designer , they allocated (Morton Gjerde) , an outside consultant , peer reviewed by the Senior Planner and then not agreed to. We request regular updates which we do not get.

176 Cambridge Terrace, is also a problem.

Simple things like why is a project required to be notified when it is complying with the new district plan?

We have taken steps to address our concerns with the senior Resource Consents team.

318 Oxford Terrace we asked " If we comply with all medium density plan requirements will this still be notified? They replied that it is at their discretion and probably yes it would be notified". We asked on what grounds would it be notified. Answer at their discretion. We cannot understand why

Can someone please work with them to resolve this?

Kind Regards

Kathryn Marshall
General Manager

+64 s 9(2)(a)

kathryn@williamscorporation.co.nz
