

**From:** [BDC Lgoima](#)  
**To:** [REDACTED]  
**Subject:** Official Information Request for Queen Street Homes - OIA 128/24  
**Date:** Wednesday, 20 November 2024 3:09:09 pm

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Dear [REDACTED]

We refer to your official information request dated 22 October 2024.

Part of the information you have requested is marked below in red (Qs. 1 – 9). However, we have decided to refuse your request for information which relates to “public excluded agenda items where options for TAS housing was discussed” under Section 7(2)(i) of the Local Government Official Information and Meetings Act, “ – to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).”

1. How much did TAS agree to sell the five Queen Street homes for? **\$385,000.00**
2. How much did it sell the Russell Street homes for? **\$555,000**
3. Has TAS given BDC assurance all meth contamination is gone from the home that was contaminated? **Yes**
4. Was the Russell Street property part of BDC's property rationalisation programme? **No, as there was current use for the land, however the opportunity to secure better housing for our seniors through the acquisition of Queen Street from MBIE meant that Council decided to go ahead with the sale of the Russell Street property.**
5. Was the Russell Street property advertised on the open market? If not, why not? **No it was not advertised on the open market. We were approached by one of the neighbouring property owners with a proposal to purchase the property. This process aligns with previous practices of selling properties directly to neighbouring owners as part of the property rationalisation process.**
6. Were the residents on the Russell Street property consulted? **Yes, there were several conversations with the four tenants in the properties. BDC are very conscious to ensure the tenants had the correct information and understood the proposals and potential outcomes. Their feedback was provided to Council and considered as part of their decision making.**
7. Will the rent on the Queen Street homes be the same as the rent was on the Russell Street homes? **Yes, noting that rental increase letters have been delivered to all senior housing tenants in line with the 2024 Fees and Charges.**
8. When does council take over ownership? **End of October 2024.**
9. How long does it anticipate the upgrades will take? When are the tenants likely to be able to shift? **It is anticipated that the upgrades will take approximately 4 months to complete once works begin. Council is in regular communication with current tenants to establish potential move-in dates that they are most comfortable with.**

Also, can I please have copies of all public excluded agenda items where options for TAS housing was discussed?

**Refused under Section 7(2)(i) as above.**

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

If you wish to discuss this decision with us, please feel free to contact the Buller District Council by return email to [lgoima@bdc.govt.nz](mailto:lgoima@bdc.govt.nz).

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request may be published at <https://bullerdc.govt.nz/district-council/your-council/request-for-official-information/responses-to-lgoima-requests/> with your personal information removed.

Kind regards

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