

5 August 2025

s 9(2)(a)

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I write in response to your request dated 24 June 2025, for information under the Official Information Act 1982 (the Act):

I would like a copy of all documents, briefings, reports showing how social housing developments on Castor Cres, Matahourua Cres, Hazard Gr and Bellona Place cancelled as part of the agency's review "no longer stack up financially or are not in the right locations".

As part of the Delivery Pipeline Review, more than 460 social housing projects across the country have been assessed to make sure Kāinga Ora is getting best value for money and delivering houses in the areas of greatest need. Doing this has enabled a more considered, strategic view of the project pipeline so it can deliver future social housing projects more cost-effectively.

The projects on the streets that you have identified in your request were included in this review and are no longer proceeding at this time as originally planned. However, I can confirm that one of the projects on Castor Crescent, Matahourua Crescent and Hazard Grove has been split into four smaller projects. These four projects will deliver 53 units across the 2026 and 2027 financial years.

You will find attached the following documents that are in scope of your request:

- Esk Block pipeline review study
- Deliverability assessment tool
- Instructions for deliverability assessment tool
- Pipeline assessment
- Project debrief.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is Information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Nāku iti noa, nā



Rachel Kelly
Manager, Ministerial Services

GUIDANCE**Environmental Risks*****Climate change***

Risk that land becomes unsuitable for housing due to the impact of climate change on hazards and local planning. This risk is most applicable to properties in low lying and coastal locations where more intense and frequent hazards are likely due to increases in rainfall and sea-level rise.

Conservation and Heritage***Protected areas***

See council websites for information on this. Protected areas are specific zones within local council plans where development is limited to protect natural features such as native bush, wetlands, or wildlife habitats.

Archaeological requirements

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand.

REFRESHING GRAPHS**HOW TO USE THE TOOL IF DESKTOP VERSION**

1. Download the Tool for each site
2. Go to the PivotChart Analyze tab
3. Click Refresh

HOW TO USE THE TOOL IF ONLINE VERSION

1. Go to the Data tab
2. Click Refresh All

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Factor	Factor Type	Enter option 1 name here	Enter option 2 name here	Enter option 3 name here	Option 1 - Points Rating	Option 2 - Points Rating	Option 3 OSM - Points Rating
		Option 1	Option 2	Option 3 OSM			
Environmental Risks	Topography (Civil)	1	Please Select	Please Select	1		
Environmental Risks	Site shape (Arch)	2	Please Select	Please Select	2		
Environmental Risks	Hydrological / flooding (Civil)	2	Please Select	Please Select	2		
Environmental Risks	Geotechnical risk (Civil)	1	Please Select	Please Select	1		
Environmental Risks	Sources of contamination (Planner)	1	Please Select	Please Select	1		
Environmental Risks	Climate change (Civil)	Determine (Depends on pro	Please Select	Please Select			
Conservation and Heritage	Protected areas (Planner)	1	Please Select	Please Select	1		
Conservation and Heritage	Statutory Acknowledgement Areas (Planner)	1	Please Select	Please Select	1		
Conservation and Heritage	Archaeological Requirements (Planner)	1	Please Select	Please Select	1		
Deliverability	Community engagement (DM/ADS)	1	Please Select	Please Select	1		
Deliverability	Private Neighbour Engagement (DM/ADS)	1	Please Select	Please Select	1		
Deliverability	Iwi engagement (DM/ADS)	1	Please Select	Please Select	1		
Deliverability	Titles and easements (Planner)	Determine (Depends on pro	Please Select	Please Select			
Deliverability	Physical site constraints (Arch, Civil, Planner)	2	Please Select	Please Select	2		
Deliverability	Infrastructure SW - Capacity/Condition (DM/ADS)	2	Please Select	Please Select	2		
Deliverability	Infrastructure SW - Design (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure SW - Construction (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WW - Capacity/Condition (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WW - Design (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WW - Construction (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WS - Capacity/Condition (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WS - Design (Civil)	1	Please Select	Please Select	1		
Deliverability	Infrastructure WS - Construction (Civil)	1	Please Select	Please Select	1		
Readiness Considerations	Tenant rehousing (DM/ADS)	1	Please Select	Please Select	1		
Readiness Considerations	TA Requirements (Planner)	1	Please Select	Please Select	1		
Readiness Considerations	Infrastructure capacity-Power (Civil)	1	Please Select	Please Select	1		
Readiness Considerations	Any other issues outside of the above categories (including construction time due to size of project) (Review Team)	2	Please Select	Please Select	50		
					78	0	0

Delivery RAG Status Threshold	
<15	GREEN
16-49	AMBER - FY26
50-1000	RED - FY27
1000+	RED - STOP

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Yield Plan Commentary and consenting consequences:				DM - Project Stage for WIP	DM - Current Asset
Project name Operating region Location Date (DD/MM/YYYY)	(Architect and Planner) Architect: Swap out to optimised typologies following closely to existing proposal as vehicle crossing are already constructed on site Each section provides enough space on site for flexible exploration in regards to landscape and lot size - coordinate with landscape and planner for suitable fine tuning on amenities and ODLS Coordinate with civil regarding any services that were altered during unit swap outs Traffic advise needed for carpark cluster within 2B2. Planner: Stage 2A and 2B held on separate resource consents. Changes to typologies can likely be handled as s127 amendments to the existing consents. If the business wishes to further stage development, this can likely be handled through the s127 process or via alternative discussion with Council.				
				RC amendment	Land

5 sites in one, large block, part of a master plan. All civil works to the lots are completed so it is low hanging fruit. swap what we can where we can.....

Deliverability Rating based on available Project Information					Option 3	Option 2	Option 3 OSM	Option 1 Comments - Deliverability Rating 2
Numbers show increasing deliverability issues					Enter option 1 name here	Enter option 2 name here	Enter option 3 name here	Considerations and cost effects
Environmental Risks	1	2	3	Unable to Determine (Depends on project stage)	Please Select	Please Select	Please Select	
Topography (Civil)	Flat sites (sites where retaining is less than 1 metre in height).	Sloping sites but with retaining requirements / earthworks quantified and built into yield study and feasibility.	Sloping sites that cannot be accommodated		1	Please Select	Please Select	
Site shape (Arch)	Simple, square or rectangular	Moderate, irregular shape but largely rectangular	Complex, irregular shape with constrained building platform that cannot be accommodated		2	Please Select	Please Select	Multiple lots within the whole site with irregular shaped lots, street front curves and angled edges
Hydrological / flooding (Civil)	Site not subject to flooding or hydrological constraints.	Flooding applies, flood risk assessment complete, mitigated and factored into yield study -or- flooding applies, no assessment complete but factored into yield study	Flood risk assessment creates requirements that cannot be accommodated.		2	Please Select	Please Select	Flooding located in Castor Cres consideration needed for 10% and 1% AEP flooding events when deciding FFL's. Confirm new flooding depth with the inclusion of the 1200dia pipe if required.
Geotechnical risk (Civil)	No geotechnical risk/requirements from available information	Geotechnical risks identified and costs factored into feasibility. -or- High risk sites have worst case	Geotechnical risk/requirements cannot be accommodated	No Geotechnical assessment available.	1	Please Select	Please Select	
Sources of contamination (Planner)	There is no evidence or record that the site might be susceptible to different sources of contamination and/or No environmental requirements from desktop assessment - below Human Health	Above Human Health. Costs factored into feasibility.	Environmental requirements known and cannot be accommodated	Additional on site testing required to understand costs.	1	Please Select	Please Select	Global remediation consent granted

Climate change (Civil)	Property's exposure to hazards has been considered across its lifetime and is not in a location that could be increasingly impacted by climate hazards or climate change adaptation planning (e.g. managed retreat).	Property is in a location potentially impacted by climate hazards, such as sea-level rise and more intense rainfall. While adaptation planning or land use changes may occur within the asset's lifetime, these won't significantly affect the property's value or its suitability for housing. Strategies to mitigate these risks have been identified.	Property is in a location that will be severely impacted by climate hazards.	Property's exposure to hazards has not been considered across its lifetime	Unable to Determine (Depends on project stage)	Please Select	Please Select	
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Conservation and Heritage	1	2	3	Unable to Determine (Depends on project stage)	Option 1	Option 2	Option 3 OSM	Option 1 Comments - Deliverability Rating 2
Protected areas (Planner)	The selected site is not located near any protected area (e.g. national parks, conservation parks, natural reserves, scientific reserves, scenic reserves, historic reserves and/or other conservation land).	The selected site is located within 500 metres of a protected area.	The selected site is located within 100 metres of a protected area.		1	Please Select	Please Select	
Statutory Acknowledgement Areas (Planner)	Not in a Statutory Acknowledgement Area.	In a Statutory Acknowledgement Area but legal requirements have been met	In a Statutory Acknowledgement Area, but legal requirements not met or not understood.		1	Please Select	Please Select	
Archaeological Requirements (Planner)	Not an identified site	Identified site, with archaeological assessment completed to understand requirements. Minimal delay or incompatible issues.	Identified site, with archaeological assessment completed to understand requirements. Significant delay or incompatible issues.	Identified site, with archaeological assessment not completed.	1	Please Select	Please Select	

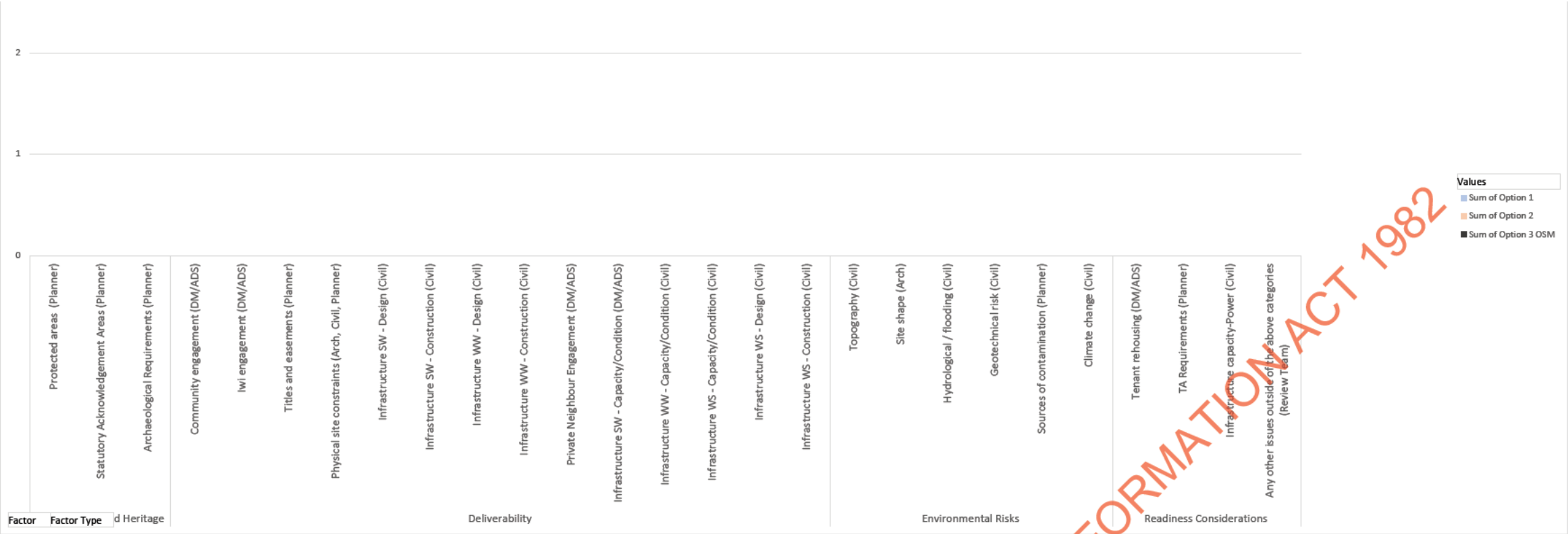
Deliverability	1	2	3	Unable to Determine (Depends on project stage)	Option 1	Option 2	Option 3 OSM	Option 1 Comments - Deliverability Rating 2
Community engagement (DM/ADS)	Engagement undertaken, no further requirements post-handover.	Engagement undertaken – requirements details minor	Engagement requirements/opposition significant	Not undertaken	1	Please Select	Please Select	
Private Neighbour Engagement (DM/ADS)	Engagement undertaken, no issues	Private Neighbour access denied but alternative built into feasibility	Private Neighbour access denied with no feasible alternative	Not undertaken	1	Please Select	Please Select	
Iwi engagement (DM/ADS)	Engagement undertaken, no issues	Engagement undertaken – any requirements clearly detailed with little effect on development	Engagement requirements significant, cause delays and/or significant cost	Not undertaken	1	Please Select	Please Select	

Titles and easements (Planner)	No restrictions.	Restrictions apply but they are understood, factored into yield study.	Neighbour engagement refuses access with no alternative	Unable to Determine (Depends on project sta		Please Select	Please Select	
Physical site constraints (Arch, Civil, Planner)	No physical constraints identified. i.e. trees, power lines, access and transportation.	Physical constraints identified factored into yield study. - and/or-Relocation cost quantified and built into feasibility.	Physical constraints identified but not allowed by Council/others.		2	Please Select	Please Select	Working within existing bulk earthworks and retaining on site. OH Powerlines
Infrastructure SW - Capacity/Condition (DM/ADS)	No known issues in area.	Insufficient capacity/condition and the additional costs built into feasibility.	Insufficient capacity/condition that cannot be accommodated	Capacity is unconfirmed.	2	Please Select	Please Select	Maintain or reduce existing coverages. Raingarden and retention tanks required in original RC. 100% of roof area and 90% of impermeable paving to be captured and convey to the tank.
Infrastructure SW - Design (Civil)	No consenting/design issues -or- no consenting/design issues predicted	Moderate risk of consenting/design issues built into feasibility	High risk of consenting/design issues which cannot be accommodated		1	Please Select	Please Select	
Infrastructure SW - Construction (Civil)	Simple to construct. Minimal construction risk of delay or additional cost	Complex to construct, risk of construction delay and additional cost built into feasibility	High risk of significant construction delay and increased costs		1	Please Select	Please Select	
Infrastructure WW - Capacity/Condition (Civil)	No known issues in area.	Insufficient capacity/condition and the additional costs built into feasibility.	Insufficient capacity/condition that cannot be accommodated	Capacity is unconfirmed.	1	Please Select	Please Select	Confirm if any changes in WW output from blocks that have been sold off and if that has impacted available capacity
Infrastructure WW - Design (Civil)	No consenting/design issues -or- no consenting/design issues predicted	Moderate risk of consenting/design issues built into feasibility	High risk of consenting/design issues which cannot be		1	Please Select	Please Select	
Infrastructure WW - Construction (Civil)	Simple to construct. Minimal construction risk of delay or additional cost	Complex to construct, risk of construction delay and additional cost built into feasibility	High risk of significant construction delay and increased costs		1	Please Select	Please Select	
Infrastructure WS - Capacity/Condition (Civil)	No known issues in area.	Insufficient capacity/condition and the additional costs built into feasibility.	Insufficient capacity/condition that cannot be accommodated	Capacity is unconfirmed.	1	Please Select	Please Select	
Infrastructure WS - Design (Civil)	No consenting/design issues -or- no consenting/design issues predicted	Moderate risk of consenting/design issues built into feasibility	High risk of consenting/design issues which cannot be accommodated		1	Please Select	Please Select	
Infrastructure WS - Construction (Civil)	Simple to construct. Minimal construction risk of delay or additional cost	Complex to construct, risk of construction delay and additional cost built into feasibility	High risk of significant construction delay and increased costs		1	Please Select	Please Select	
Readiness Considerations	1	2	3	Unable to Determine (Depends on project stage)	Option 1		Option 3 OSM	Option 1 Comments - Deliverability Rating 2

Tenant rehousing (DM/ADS)	Option does not require tenants to be rehoused-or--customer willing to move.	Anticipated to take 5 to 11 Months -or-4 Months if customer has indicated they are unwilling to move	Anticipated to take 12 months or more -or-5 Months or more if customer has indicated they are unwilling to move	Rehousing is required but there is no re-housing plan	1	Please Select	Please Select	
TA Requirements (Planner)	TA has reviewed proposal and has not raised any concerns or no known concerns	There are TA requirements which have been taken into account in B&L	Requirements incompatible to redev		1	Please Select	Please Select	
Infrastructure capacity-Power (Civil)	Confirmed by power provider to exist. No issues	No response from Power provider, but no known issues in area. -or- Issues identified in area, costs quantified and built into feasibility.	Insufficient capacity that cannot be accommodated	Capacity is unconfirmed.	1	Please Select	Please Select	
Any other issues outside of the above categories (including construction time due to size of project) (Review Team)	Issue has been taken into account and will not affect deliverability for YF26	Issue has been taken into account but will push delivery out to FY27	Issue will STOP delivery		2	Please Select	Please Select	Size. design, consenting, business case approvals, buil
					Option 1	Option 2	Option 3 OSM	

Deliverability RAG Status		
RED, FY27	No Ratings Applied	No Ratings Applied

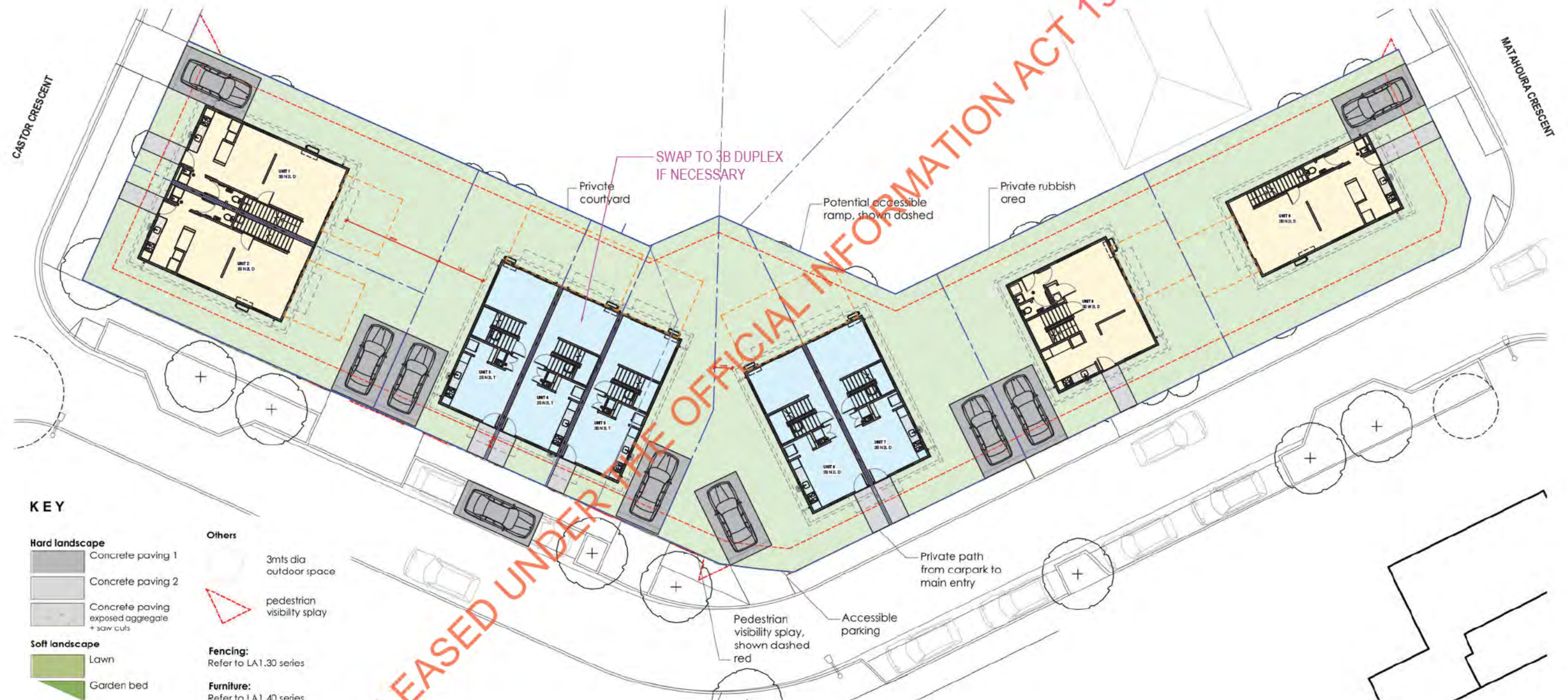




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[illegible]





Hard landscape

- Concrete paving 1
- Concrete paving 2
- Concrete paving exposed aggregate + saw cuts

Soft landscape

- Lawn
- Garr



% SITE COVERAGE	PAVED AREA*	% LANDSCAPED AREA*
51.00 m²	15%	
51.00 m²	14%	
51.00 m²	15%	

TENURE	SITE NUMBER	HOUSE TYPE	NO. OF BEDS	SITE AREA	BUILDING FOOTPRINT	% SITE COVERAGE	PAVED AREA*	% LANDSCAPED AREA*
Kainga Ora	LOT 1004 SITE 8	TYPE D1	2 + 1 BED	261 m²	80.20 m²	30.7%	85.00 m²	15%
Kainga Ora	LOT 1004 SITE 9	TYPE D1	2 + 1 BED	261 m²	80.20 m²	30.7%	85.00 m²	15%
Kainga Ora	LOT 1004 SITE 10	TYPE D4	3 BED	221 m²	63.80 m²	28.9%	67.00 m²	14%
Kainga Ora	LOT 1004 SITE 11	TYPE D4	2 BED	146 m²	45.70 m²	31.4%	64.00 m²	15%
Kainga Ora	LOT 1004 SITE 13	TYPE T5	2 BED	188 m²	58.30 m²	31.1%	72.00 m²	15%
Kainga Ora	LOT 1004 SITE 17	TYPE T6	3 BED	3881 m²	1342.80 m²	34.5%	1472.60 m²	15%
Kainga Ora	OVERALL LOT 1004							

OUTDOOR

- Private or for Lot 1
- Private or for Lot 1
- Private or for Lot 1

26. CBR
- Car parking the site with a Castor Cres.
- Front yards and bays
- Castor Cres and provide even Cannons Creek Park

PORIRUA CITY COUNCIL

FOR LOT 10 (NON-FUD UNIT), FFL IS MIN. REQUIREMENT FOR FLOODING ZONE. THERE ARE TWO STEPS FROM STREET TO ENTRY LANDING, AND 150MM STEP INTO HOUSE.

FOR LOTS 7-9 FFLS ARE A RES. CONSIDERATION OF PROVIDED FLOODING AND GENTLY SLOPED PATHS THAT ALLOW A SAFE ROUTE TO UNITS FROM STREET.



Floor level (57.010) is
300mm above SGL
(56.850)

Existing tree

CASTOR CRES

ROOM FOR ADJUSTMENT
TO FIT INTO SITE

EXISTING RETAINING
WALL 1
TYPE 7 (MAX HEIGHT
800MM)
TOW 58.10

GREENWAY

GREENWAY

Gross F

F4

K4

N1

Planted bank to str



Delivery Teams															
Project Group															
	Project #	Project Name	Project Long Name	TLA	Delivery Method	Project Stage	Design Stage (Select from drop-down)	Units	1 Beds	2 Beds	3 Beds	4 Beds	5+ Beds	Typology	Identified as CSP Candidate
Minimal	AR110713	Esk Block, Porirua LSP	Castor Cres 18, 32, 36, 40 & 52, Calliope Cres 13A, 15 & 23A, M	Porirua City	Traditional	Pre-Construction		54		16	10			House & Walk-up	
Optimal	AR111721	Bellona Pl 16-22 (CCNE-002), Porirua LSP	Bellona Pl 16-22 (CCNE-002), Cannons Creek, Porirua	Porirua City	Traditional	Pre-Construction		9		7	2			House	
Minimal	AR111724	Castor Cres 171-179, Porirua LSP	Castor Cres 171-179 (EP-CCNE-044), Cannons Creek, Porirua	Porirua City	Traditional	Pre-Construction		14		6				House & Walk-up	

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Investment and Planning Team									
Q1. Does the project still align with planning intentions?	Q2. Does the project still respond to customer needs?	Q3. Are there any alternative redevelopment options that you would like the team to test before project is closed? Please provide details of yeild, typology and bedroom numbers for testing	Q.4 Are I&P aware of any risk to achievability that the project team need to be aware of that have arisen since the project was handed over?	Q.5 If I&P are recommending that the projec be closed, please explain why.	Investment Location	LSP?	other comments	I&P Lead	Review or handback
Yes but likely the development would be staged over two financial years.	Yes	The site consists of 58 units split across 8 lots. Optimised plans will need to replace the existing typologies and an alternative typology for the walk-ups should be tested. -Lot 100 7 x 2 bed terrace, 5 x 3 bed terrace, 8 x 1 bed 2 level walk up (20 units) -Lot 1001- 1x2 bed duplex, 1X 2+1bed duplex, 2x3 bed house (4 units) -Lot 80- 2 x 3 bed duplex, 1 x 2+1B duplex, 1 x 3 bed duplex (4 units) -Lot 1004 - 7 x 2 bed ter, 3 x 3 bed ter, 1 x 3 bed house, 6 x 4 bed duplex, 3 x 4 bed house (20 units) - Lot 1008- 2 x 3bed duplex (2 units) Lot 3- 1 x 4+1 bedhouse (1 unit) -Lot 4- 1 x 4+1 bed (1 unit) Lot 200- 6 x 2-bed 3 level walk-up (6 units)	- There have been land enablement works undertaken by the LSP on the site included site grading and infrastructure connections that will need to be considered during the testing of the - optimised plans. A change request is required to increase the number of units to 58.	N/A	Porirua	Not LSP		Bethan Ogle	Review
No.	Yes	No B&L requirement.		This site should be returned for rebriefing by I&P. The current project included integrating a public walkway as part of an agreement with Porirua City Council. This walkway is currently being reviewed, therefore the project soope needs to be reconfirmed.	Porirua	Yes LSP		Justin Latchford	Handback
No.	Yes	No B&L requirement.		This site should be returned for rebriefing by I&P. The current project includes a walkup apartment and it is anticipated that this will not meet the current financial metrics due to the unavailability of optimised plans.	Porirua	Yes LSP		Justin Latchford	Handback

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Project Return Re-Brief							I&P comments
AR-Code	Project Name	WIP Right Off	WIP Retained	EM File Link	Objective link to Consents	Objective Link to TRT review	
AR110713	Castor Cres 18, 32, 36, 40 & 52, Calliope Cres 13A, 15 & 23A, Matahourua Cres 9A, Esk Pl 3, 6, 10-14, Hazard Grv 16, Cannons Creek Porirua	\$ 2,171,024.45		Y:\DM Files\ADG\Wellington FY26 Analysis\DM Final	RC - https://objective.hnz.co.nz/documents/1A3082120 EPA- https://objective.hnz.co.nz/documents/1A3082147	https://objective.hnz.co.nz/documents/1A4021439	Keep closed.
AR111724	Castor Cres 171-179 (EP-CCNE-044), Cannons Creek, Porirua	\$ 114,981.07					Keep closed
AR111721	Bellona Pl 16-22 (CCNE-002), Cannons Creek, Porirua	\$ -					keep closed

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