

17 December 2024

9(2)(a)

Tēnā koe 9(2)(a)

Thank you for your request of 30 September 2024, for information under the Official Information Act 1982 (the Act):

*“All Kainga Ora building projects currently underway, including their location, construction start dates and estimated end dates, a description of the build project and what is being built and estimated build costs:*

*All Kainga Ora building projects currently that have approved building consents but which have not yet started construction, including their location estimated construction start dates and estimated end dates a description of the build project and what is being built and estimated build costs.*

*With the request below where I say building consent, I'm seeking a list of any project with approved resource or building consent, just to clarify.*

*All Kainga Ora building projects that Kainga Ora is planning to apply for building or resource consents for, including their location estimated construction start dates and estimated end dates a description of the planned build project and what is being built and estimated build costs*

*All Kainga Ora building projects that have been cancelled or put on hold, including their location construction start dates and estimated end dates a description of the build project and what is being built and estimated build costs.”*

This was clarified to an agreed set of variables as follows that are included in Attachment 1:

### **Variables in Attachment 1**

Attachment 1 provides centrally recorded information on 698 projects covering 7,145 homes. Many projects are delivered in stages, and therefore there are 929 rows of information.

- Location - street name, suburb (where available) town/city and Territorial Local Authority. Note there may be more than one project in a street.
- Project stage:
  - In progress/Not consented – the project is under review and does not yet have a resource consent
  - Consented/Not contracted – the project has a resource consent but has not yet been contracted and is under review

- Contracted/Construction – the project is either contracted to be built or is in construction.
- Project status – the status of each Kāinga Ora social housing project before delivery. Note that the project may be reviewed, redesigned (e.g., changes to the number of homes, type of homes or number of storeys) and delivery timing may vary as the project progresses through these stages.
  - Contracted - the project is contracted to a build partner
  - Construction - the project is under construction
  - Under review – the project is going through our assessment process

It is important to note that for any projects under review, construction start and completion dates, number of homes and bedroom numbers, typologies and forecast building costs are all subject to change through the assessment process.

- Delivery method - most homes are delivered through redevelopment of land Kāinga Ora already owns, usually by demolishing older homes and replacing these with more new homes. Kāinga Ora also acquires fully built homes from developers/builders, this is termed 'acquired new'.
- Consent status – date Resource Consent and Building Consent approved. Note that our build partners obtain resource consent and building consent for 'acquired new' properties.
- Date construction started and expected delivery date - note that the expected delivery date is an estimate, and the delivery of homes may be earlier or may be affected by things such as weather, materials and trades availability or final sign-off of a project.

The pipeline as at 30 September 2024 contains projects that are expected to be delivered in the 2024/25 and 2025/26 financial years. A small number of projects in Attachment 1 that are under review have delivery dates beyond 2025/26.

The expected delivery dates for projects under review will reflect the expected delivery date before the project was placed under review.

- Building type – single building type projects (apartment, duplex, standalone house, walk-up units, terrace unit) and projects that will deliver combinations of these building types. Some entries record the combination of types of buildings and some are recorded as 'mixed'.
- Expected number of homes and bedrooms across each project – from 0 (bedsit) to 6+ bedrooms. The accuracy of this number compared with final delivery will vary with the project stage. Projects not yet consented, contracted or under construction may be redesigned for more or fewer bedrooms, or potentially a different number of homes or type of homes.
- Use of homes - Kāinga Ora delivers homes for use as:
  - State – social housing rented through a tenancy agreement with Kāinga Ora

- CGH - Kāinga Ora properties rented or leased to specialist third-party Community Group Housing Providers for housing people with specific needs, and
- Transitional - Kāinga Ora properties leased to specialist third-party providers for people and whānau with urgent housing needs, combined with support services to help them address their needs.

Note that most homes are social houses, with 38 CGH and transitional homes in Attachment 1.

- Forecast build cost - this is an estimate of the total build cost for the entire project, part of which may have been delivered in earlier stages of the project and is not captured in Attachment 1. The cost for individual stages of a project is not centrally recorded. Therefore, the total build cost listed in Attachment 1 is not a reliable indicator of the per unit cost or total cost of all units listed.

For example, the \$173.5 million cost centrally recorded for the Highbury Triangle development in Avondale, Auckland, is for the entire project delivering 236 homes in total, not the 30 as recorded in Attachment 1 for part of the project in our pipeline.

Other examples of this include Oranga Avenue and Houpara Street and Epuni Stage 3.

Build costs are not included for projects where:

- values are not centrally recorded
- acquired new homes, as these are bought at a total price for the land, home and other costs, and it is not possible to separate out the build cost
- projects under review, as these are subject to reconsideration at later stages and potentially procurement or contracting at a later stage.

Please note that the information provided is extracted from centrally held data, and not all individual records have all the requested information for every variable. All information is as at 30 September 2024. This is an ongoing process - our operational databases contain significant estimated information that is subject to constant revision as a project progresses.

### **Further information**

The scale of the Kāinga Ora build programme in recent years has required us to have a significant pipeline of projects on the go. These projects are at varying stages of the development cycle and are subject to the same changing market conditions as private sector developments. It is not unusual for plans to change over time.

Kāinga Ora builds additional social housing based on Government direction, which tells us how many houses are needed and where they are needed. In the two years to 30 June 2026, we will be adding 2,650 homes to our state housing stock and renewing a further almost 3,000 homes.

Over 60 percent of all projects listed in Attachment 1 are progressing and are expected to be delivered by June 2026.

We are working through an assessment of our proposed social housing projects 'under review', with a focus on best value for money, so we can deliver social housing in areas where it is most needed. This assessment is being completed in stages.

Initially our priority was to ensure we met our social housing delivery targets for this financial year, so the first stage of the review process focused on assessing proposed projects with the potential to be delivered before 30 June 2025.

The next stage of our assessment process is to review all projects still under assessment for our 2025/26 build programme. We are taking a region-by-region approach, and we expect to complete this assessment stage by the middle of next year, therefore more projects listed in Attachment 1 will progress.

For some projects we may need to wait for future decisions on our build programme beyond 2025/26. Where possible, we bring existing homes on sites relating to proposed developments back into the letting pool. As decisions are made on individual developments, we inform neighbours and stakeholders through our usual engagement processes.

Further detail on our assessment process is outlined here: [Our approach to delivering social housing :: Kāinga Ora – Homes and Communities](#).

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.

Please note that Kāinga Ora proactively releases its responses to official information requests where possible. Our response to your request will be published at <https://kaingaora.govt.nz/publications/official-information-requests> on 17 December 2024, with redactions under section 9(2)(a) of the Act to protect your privacy.

Nāku iti noa, nā



Gareth Stiven  
**General Manager, Strategy Finance and Policy**