

30 July 2024

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

I write in response to your request dated 26 June 2024, for the following information under the Official Information Act 1982 (the Act):

Following the Government's announcement that 3,001 homes that have been consented but not contracted are on hold while a review takes place, could I please be provided with details of any mid to large (30 plus) housing developments that the decision has impacted.

This would include (but not limited to) the planned housing developments on Endeavour Avenue and Poets Corner in Hamilton, Kauika Road in Whangarei, Ruakaka, and the large scale developments in Northcote.

If this is not possible, could I please be provided with a list of the developments that have been contracted and those that have not.

The information about 3,001 homes consented but not contracted is based on the Kāinga Ora development pipeline as at 31 May 2024.

All our social housing projects already contracted for delivery are proceeding as planned. Kāinga Ora social housing projects not already contracted are under assessment while we work with the Ministry of Housing and Urban Development on locations it would like prioritised under the Public Housing Plan, and our approach to housing renewal. Some of these projects (for example, Arlington) have been paused due to affordability challenges rather than as a result of government direction.

A number of new projects will proceed as we confirm priority locations and renewal budget, and optimise construction methodology to ensure best value for money.

Kāinga Ora expects to meet its delivery targets for 2024/25 as outlined in the Public Housing Plan <https://www.hud.govt.nz/news/updated-public-housing-plan-including-2024-2025-delivery-released>.

I can advise that of the 3,001 homes that were consented but not contracted and under review as at 31 May 2024, 1,576 are in planned housing developments that were expected to deliver 30 or more homes. These developments are listed in Table 1 below.

All of the 1,576 homes are intended for use as social housing, with the exception of 20 homes at Endeavour Avenue, Hamilton (these are market homes that are intended to be sold on the open market) and eight homes at Collins Road, Hamilton (these are intended for use as transitional housing).

The following additional information may also be useful.

Construction on the Kauika Road social housing development in Whangārei is well underway. Stage one of the 95-home development is expected to be completed by June 2025. Resource consent applications for the 50 proposed homes on Tiki Place, Tamingi Street and Peter Snell Road in Ruakākā have been submitted to the Whangārei District Council and are currently processing. Although we are continuing to progress the consents, all other work on this project is paused while we work through our review process. Our large-scale project in Northcote, Auckland, is also progressing as planned, including the total delivery of 480 state houses, alongside market and affordable homes.

There are no projects expected to deliver 30 homes that have been consented but not contracted in or around Poets Corner, Enderley, Hamilton.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at https://kaingaora.govt.nz/en_NZ/publications/oia-and-proactive-releases/responses-to-oia-requests/ with your personal information removed.

Nāku iti noa, nā



Gareth Stiven
General Manager – Strategy, Finance and Policy

Table 1: Paused projects of 30 or more homes consented but not contracted

Project	Territorial Local Authority	Building Use	Expected Delivery Date ¹	Expected Units
[REDACTED] Nga Kumikumi (Arlington)	Wellington City	State	7/07/2027	12
			1/09/2027	130
			7/10/2027	24
			19/11/2027	31
			26/11/2027	104
Jordan Avenue and Mt Smart Road, Onehunga	Auckland	State	20/06/2028	186
Elm Street and Racecourse Parade, Avondale	Auckland	State	29/01/2027	139
Osterley Way, Manukau	Auckland	State	6/05/2027	123
Evans Bay Parade	Wellington City	State	29/09/2026	80
Beauchamp Drive and Reverie Place	Auckland	State	23/03/2026	65
Church Street	Palmerston North City	State	20/03/2026	63
Endeavour Avenue	Hamilton City	State	24/08/2026	40
		Market	24/08/2026	20
Great North Road, Grey Lynn	Auckland	State	15/07/2027	59
Rugby Street and Raleigh Street	Palmerston North City	State	19/03/2026	58
Lynton Road, Mt Wellington	Auckland	State	20/11/2025	50
Hendon Avenue, Owairaka	Auckland	State	28/07/2026	50
Weymouth Road, Weymouth	Auckland	State	26/05/2026	48
Hargest Terrace and Alamein Terrace, Owairaka	Auckland	State	30/09/2025	42
Crewe Crescent and Bolton Place	Palmerston North City	State	2/04/2026	39
Surrey Crescent, Grey Lynn	Auckland	State	29/04/2026	36
Brandon Road, Mt Eden	Auckland	State	12/08/2025	35
New North Road, Mt Albert	Auckland	State	18/12/2026	33
Ulster Road, New Windsor	Auckland	State	10/12/2026	32
Lister Crescent and Geddis Avenue	Napier City	State	17/09/2025	30
Collins Road, Hamilton	Waipa District	State	18/02/2026	39
		Transitional	18/02/2026	8
Total				1,576

1. As at 31 May 2024