

20 JUN 2019



Thank you for your official information request of 14 May 2019 to the Ministry of Housing and Urban Development (MHUD). MHUD referred your request to Housing New Zealand to respond in relation to our developments.

Responses to your questions are given below. We have been unable to answer all of your questions but information has been provided where it is available.

The total list of medium to large-scale housing developments completed and in progress on Crown and Housing New Zealand land in Auckland with a list (by suburb)

The following major projects are currently underway in Auckland. Hobsonville Point and Northcote developments have been underway for a number of years.

- Hobsonville Point
- Mangere
- Mt Roskill
- Oranga
- Northcote.

Information about these developments is available at the following websites:

- <http://hobsonvillepoint.co.nz>
- <https://mangeredevelopment.co.nz/>
- <https://mtroskilldevelopment.co.nz/>
- <https://orangadevelopment.co.nz>
- <https://northcotedevelopment.co.nz>

More information about other developments on Housing New Zealand land (by suburb) is available at:

<https://www.hnzc.co.nz/housing-developments-and-programmes/auckland-housing-programme/auckland-housing-programme-by-suburb/>

I acknowledge your further email of 20 May 2019 in which you clarified you would like information from 2009-2019 and that you are most interested in the time period from 2012 from the beginning of the first regeneration project in Tāmaki.

A list of all Housing New Zealand medium and large-scale developments completed over the last 10 years in Auckland is not held. To provide the requested information we would need

to define medium to large-scale developments and then determine what reports could be utilised to produce this information. The Ombudsman's guidelines clarify that if the work required to complete the request is such that it amounts to the creation of new information, rather than the extraction or compilation of existing information, a request can be declined under section 18(g) of the Official Information Act 1982.

The Tamaki Regeneration Company is carrying out the Tamaki Regeneration Project. This development is not on Crown or Housing New Zealand land but is government owned. Please refer to the following website for more information.

<https://www.tamakiregeneration.co.nz/>

I can also advise that on 1 April 2016, 2,708 Housing New Zealand properties in Tamaki were transferred to the Tamaki Regeneration Company.

The number of public (state) houses that have been and are being removed (including the method in which these are being removed such as demolished or sold).

Please refer to the answer provided below

The number of public houses being rebuilt.

Please refer to the answer provided below.

The number of 'affordable' houses being built (specified whether Kiwibuild or other)

Please refer to the answer provided below.

The number of private market houses being built.

This question and previous two questions are understood to be specific to Auckland housing developments. The Auckland Housing Programme (AHP) has been in operation since June 2016. Over the next 10 years it will deliver around 11,500 state houses and 12,800 new affordable and market homes. This will involve the demolition of around 6,800 old state houses.

The split between market and affordable houses will be determined on a project by project basis and splits have not been confirmed at this time.

Stage 1 of the AHP aims to deliver more than 4,000 (gross) new state homes in Auckland by June 2020.

More information is available at the following website:

<https://www.hnzc.co.nz/housing-developments-and-programmes/auckland-housing-programme/auckland-housing-programme-by-suburb/>

All research, policy and frameworks used by the New Zealand Government as a basis of implementing mixed-tenure housing developments.

This question will be answered in a separate response from the Ministry of Housing and Urban Development.

A breakdown of the process of land transfer or sale from the Crown and Housing New Zealand land to private developers and construction companies to build large and medium-scale housing developments in Auckland?

To clarify, I would like to know information such as, is the land sold to developers and then the land where public housing is built brought back?

Housing New Zealand (via its subsidiary, HLC) develops land to be 'builder ready'. Development parcels of land on which state houses are built stay in Housing New Zealand ownership and the houses are built by developers directly contracted to Housing New Zealand. Development land parcels on which market (including affordable /KiwiBuild) homes are built are sold to developers who then build and sell the homes.

Are developers incentivised financially to take on these large and medium-scale urban development projects, and what does this incentivisation look like?

As set above, developers purchase the land for the construction of homes that they sell.

In regards to Housing New Zealand and Crown land in Auckland, I would like information on each year from 2009-2019:

- **What is the percentage and hectares of Housing New Zealand land that has been sold or transferred to private developers to be used for private market housing (including affordable private market housing such as Kiwibuild)? If it is land returned to mana whenua, can this be specified?**

The major projects on Housing New Zealand land and outlined above are in their early stages. The first stages have involved the construction of state houses to facilitate rehousing of tenants. The land where houses have been built to date has stayed in Housing New Zealand ownership.

Housing New Zealand does not hold any reports that would enable this question to be answered for past projects.

What is the percentage and hectares of land retained and/or brought back by the Crown for purposes of public housing? If it is a case where the crown has transferred land such as in the Tāmaki Regeneration, can this be specified?

Please refer to the response to the previous question.

I hope that the information we have provided is helpful. In regard to the information we have not been able to provide, you have the right to seek an investigation and review by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.



Yours sincerely

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