

31 March 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your Official Information Act 1982 (the Act) request dated 3 March 2025:

Could I please request to see all of Kainga Ora's cancelled projects that are not owned by Kainga Ora, but have a vested interest (i.e Kiwibuild), as well as Kainga Ora's pipeline of work from 2025-2028? To clarify, I am only interested in new built or property that is land without anything built, and exclude any existing developments.

If you require any further clarification, please do not hesitate to contact me.

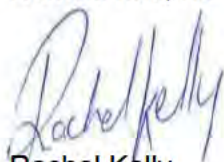
Kāinga Ora contacted you on 7 March 2025 to confirm whether the following interpretation your request was correct:

1. a list of cancelled Kiwibuild developments since 1 October 2019;
2. the Kainga Ora pipeline of housing projects for 2025 to 2028.

On 7 March 2025, you confirmed that this interpretation of your request was correct. I have provided the answers to your questions in the appendices attached to this letter.

Please note that Kāinga Ora proactively releases some responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Nāku iti noa, nā



Rachel Kelly
Manager – Government Services

Appendix I: List of cancelled KiwiBuild developments since 1 October 2019

Development	Developer	Contract Date	Cancellation date	Reason
River Terrace	River Terrace Developments Limited, River Terrace Residential Limited & Winton Property Limited	5 November 2018	5 May 2020	ROA cancelled by mutual agreement between the Crown and Developer.
Marlborough	Marlborough Precinct Holdings Limited, Marlborough Precinct Residential Limited & Winton Property Limited	23 October 2018	5 May 2020	ROA cancelled by mutual agreement between the Crown and Developer.
Murphy's Rise, later changed to The Neighbourhood at Ormiston	Murphy's Rise Residential Limited, later novated to The Neighbourhood at Ormiston Limited	18 December 2019 (novated on 13 September 2021)	6 October 2023	ROA cancelled for remaining underwritten homes in stages two and three of the development by mutual agreement between the Crown and Developer.

Note: This list includes KiwiBuild developments with an executed and unconditional Relationship and Option Agreement (ROA) for an underwrite that has subsequently been cancelled either by the Crown or the developer.

Appendix II: Kāinga Ora – Homes and Communities delivery assurance pipeline¹ as at 28 February 2025:

Status	FY25	FY26	FY27	FY28	Total
Proceed to Contract	66	13	-	-	79
Redevelopment	66	13	-	-	79
Under Review	-	1,915	1,106	1,332	4,353
Redevelopment	-	1,915	1,106	1,332	4,353
Total	66	1,928	1,106	1,332	4,432

¹ Excludes developments that are already contracted and under construction.