

28 May 2024

9(2)(a)

Tēnā koe 9(2)(a)

Thank you for your request of 15 April 2024, to Kāinga Ora - Homes and Communities, requesting further information under the Official Information Act 1982 (the Act), for:

- *Please can KO provide a full breakdown of the costs incurred by KO relating to the purchase of this property and all planning and design work to date.*
- *Please can this include all associated purchase costs, legal costs, consultants' costs, engineering costs, design costs, valuation costs etc.*
- *Please provide information relating to both internal and external costs associated with this property and proposed development.*
- *If internal costs cannot be calculated exactly, please provide an estimate based on likely staff hours and estimated hourly rates for work related to the purchase and proposed development.*
- *If artists impressions/sketches exist of the proposed two tower development, please provide copies.*

We have searched our finance system for payments made in relation to this project. The external costs are provided in the table below:

Category	Expense
Rates	\$566,966
Valuations	\$43,475
Advisory, legal and project management services	\$100,338
Arborist	\$3,910
Contamination Investigation	\$3,850
Geotechnical	\$1,600
Property Maintenance	\$22,551
Quantity Survey	\$9,480
Traffic Consultants	\$3,700
Architectural Services	\$58,944
Total	\$814,814

We are not able to provide a breakdown of internal costs on this project. This part of your request is refused under section 18(g) of the Act as the information requested is not held by Kāinga Ora. We have not recorded the number of staff, nor the number of hours, involved in this project.

Images of a two tower development option are attached. Please note that this option is not what was originally proposed for the site.

As you know, Kāinga Ora purchased the site at 80 Don McKinnon Drive in Albany in 2019, for \$19,255,000, with the intention of delivering a high-density development, incorporating social, market and affordable housing.

Over time, as we have progressed through the early design and planning stages, development costs have continued to rise, and we have subsequently determined that the original plans are no longer financially viable.

As such, we will not be proceeding with the development as originally planned. Further options for the site are currently under consideration, including potentially reducing the overall yield and incorporating a mix of housing types i.e., duplexes and apartments, to make the proposition more affordable and ensure we strike the right balance in regard to density. However, we are still in the early stages and are therefore not able to provide a higher level of detail, including costings, at this time.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

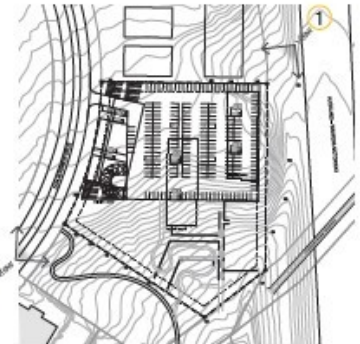
Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests> with your personal information removed.

Ngā mihi

Caroline Butterworth

Caroline Butterworth
Deputy Chief Executive – Auckland and Northland

Option 3 - Podium and 2 Towers



1 Aerial 1 - Motorway



2 Aerial 2 - Don McKinnon Drive