

8 May 2024

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your query of 9 April 2024 to Kāinga Ora – Homes and Communities, requesting the following information under the Official Information Act 1982 (the Act):

KiwiBuild:

- 1) *How many new proposals does KiwiBuild currently have that they can't share the outcomes of due to the budget/review?*
- 2) *How much are those proposals that have been put on hold worth in dollar figures?*
- 3) *How many houses/apartments would those proposals put on hold create?*

Kainga Ora Land Programme:

- 4) *Of the three sites that have been bought how much has been spent on them as part of the programme \$2 billion budget?*
- 5) *What work has been done on each of the three sites? e.g. civil works, roading etc.*

Kāinga Ora has considered your request under the Act, and I respond to your questions below.

KiwiBuild

1) *How many new proposals does KiwiBuild currently have that they can't share the outcomes of due to the budget/review?*

As at the date of your request, Kāinga Ora had 10 potential leads or proposals from developers seeking an underwrite arrangement under the KiwiBuild programme. The Government is currently preparing the 2024/25 Budget and will be considering the Kāinga Ora review. Decisions regarding the Budget and Kāinga Ora review will be announced in due course.

It is important to note that not all discussions with developers progress to a development with homes being underwritten, and that in some cases either Kāinga Ora or the developer will choose not to proceed with an underwrite after completing their respective due diligence.

2) *How much are those proposals that have been put on hold worth in dollar figures?*

In discussions with developers interested in potentially utilising the underwrite, commercial information is provided with an implied obligation of confidence, to allow Kāinga Ora to review the proposal and conduct effective negotiations.

For this reason, I am withholding the information requested under s9(2)(j) of the Act, to '...enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).'

I do not consider that the public interest in release of this information outweighs the need to withhold it.

3) How many houses/apartments would those proposals put on hold create?

If all leads and proposals currently with Kāinga Ora were to progress to the point where they received an underwrite, they would deliver up to 690 KiwiBuild homes and enable a further 593 market homes.

Land Programme

4) Of the three sites that have been bought how much has been spent on them as part of the programme \$2 billion budget?

The Kāinga Ora Land Programme is a \$2 billion land acquisition and development programme that was established with the intention of increasing the pace, scale, and mix of housing developments, including more affordable, market and social housing.

The standard delivery model for the Programme involves Kāinga Ora acquiring land in its raw form and enabling urban development through undertaking earthworks, civil works and often an initial subdivision into smaller development parcels.

Kāinga Ora then partners with private developers in the delivery of housing and amenity outcomes. The Programme is intended for projects across the country and in different urban settings, ranging from greenfield areas on the margins of existing urban boundaries through to town/city centre brownfield settings.

The following has been spent on the three sites secured by the Land Programme to date:

- Ferncliffe Farm - \$70.4 million acquisition cost plus \$1.8 million on development planning/feasibility
- Adelaide Road - \$9.88 million acquisition cost plus \$86,000 on development planning/feasibility
- Quaifes Road - \$6.5 million acquisition cost plus \$68,000 on development planning/feasibility.

5) What work has been done on each of the three sites? e.g. civil works, roading etc.

As at the date of your request, work had yet to commence on these sites as they are all still in their respective planning phases.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available online at <https://www.ombudsman.parliament.nz> or by phone on 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://kainga.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely



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