

9 September 2024

Katie Bradford
Business Correspondent

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Tēnā koe Katie

I write in response to your request dated 8 July 2024 for information under the Official Information Act 1982 (the Act). On 24 June 2024, you emailed the Kāinga Ora – Homes and Communities Media Team regarding a media query, and asked:

From a wider perspective - do you have an update on the number of projects that have been: Postponed, delayed or cancelled since I last made this request in early March? What is the cost of doing that? Can you please provide the name/address of any new projects that have been delayed or cancelled?

On 8 July 2024, you confirmed that you wanted to receive this information under the Act, and requested:

the list of social housing projects and the associated costs.

On 31 July 2024, you confirmed to clarify your request to be for:

the list of social housing projects that are currently paused and the associated costs, defined as the actual cost spent to date for each paused project.

Kāinga Ora builds additional social housing based on the Government's Public Housing Plan, which tells us how many houses are needed and where they are needed. We deliver new homes by redeveloping our existing sites, purchasing land to build on and working with private sector developers to acquire homes.

We also renew our existing homes, to make sure we have homes in the right locations and our homes are suitable for the people that need them. We renew our homes through renovation, removing homes and redeveloping on the same land, or selling and replacing it with another home elsewhere.

Kāinga Ora has a significant pipeline of social housing projects which has been built up over time to support approximately 5,000 new additions each year, to meet the requirements set out by the previous Public Housing Plan. Kāinga Ora is currently rephasing its social housing pipeline of 4,952 units that have not been contracted to align with the Government's expectations.

All Kāinga Ora social housing projects which have already been contracted for delivery are proceeding as planned. As at 31 July 2024, we had over 3,600 homes under construction or contracted for delivery.

A project can take several years from inception to completion as a project is scoped, designed, planned, consented, procured, constructed and delivered. This means our pipeline spans several years and it takes time to scale the pipeline up or down.

You will find attached to this response a list of the 371 social housing projects that are currently being assessed by Kāinga Ora. The attached list also provides the spend to date from the inception of the project to 31 July 2024, including operating expenditure, capital expenditure, and where applicable land costs.

It is important to note that this list captures a point in time before the Government's priority locations had been communicated to Kāinga Ora. Kāinga Ora is currently reviewing all projects against these new priorities and so far 48 of the projects captured in this list are now proceeding to contract.

The work associated with these costs often includes demolishing old social housing units that are no longer fit for purpose, scoping, consenting the project to redevelop the land and then procuring the construction work to deliver the new homes. These costs are typical across the wider construction sector in the early stages of projects. In some cases, such as Arlington, this has also included civil and infrastructure work to prepare the land for redevelopment. By making these sites build-ready, this work also contributes to the overall value of the asset. In most cases, Kāinga Ora looks to redevelop its existing sites, however, occasionally Kāinga Ora acquires land in areas of high social housing need. The investment in this land will have future benefits as we look at the options available to redevelop it for social housing.

As we work through and finalise the review of the overall programme of work, a number of these projects will proceed and as decisions are made, we will keep communities informed.

Please note that Kāinga Ora proactively releases its 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



Gareth Stiven

General Manager – Strategy, Finance and Policy

List of Kāinga Ora social housing projects under assessment as at 31 July 2024

Project Name	Total proposed number of units	Land cost (\$)	Total spend (\$, excl. land cost)
Beauchamp & Reverie, Auckland	65	-	3,780,075
Surrey Crescent, Auckland	36	-	1,113,772
Jordan Avenue & Mt Smart Road, Auckland	186	-	4,204,741
Great North Road, Auckland	59	-	634,899
Elm Street & Racecourse Parade, Auckland	139	15,063,126	9,099,673
Evans Bay Parade, Wellington	80	-	3,358,606
Meadowbank Crescent, Rotorua	10	-	522,074
Ruth Street, Rotorua	6	-	388,345
Kawaha Point Road, Rotorua	16	613,356	1,307,455
Aquarius Drive & Virgo Place, Rotorua	13	-	425,864
Ford Road & Irene Place, Rotorua	9	-	576,130
Crete Street & Salonika Street, Whakatane	6	-	472,259
Stirling Crescent, Dunedin	3	-	179,019
Constable Crescent, Napier	12	-	709,571
Arlington Street, Wellington	301	1,000,000	47,730,782
Crewe Crescent & Bolton Place, Palmerston North	39	-	2,319,507
Endeavour Avenue, Hamilton	60	-	1,767,050
Collins Road, Hamilton	47	-	1,647,634
Brandon Road, Auckland	35	1,523,450	1,512,526
Clark Road & Griffin Street, Whangarei	12	-	272,647
Greers Road & Truman Road, Christchurch	16	-	1,015,965
Kowhai Street, Harris Street & Naenae Road, Lower Hutt	25	630,137	1,317,262
Greers Road, Christchurch	3	-	88,222

Esk Block Satellite Sites incl. Castor Crescent, Matahourua Crescent & Hazard Grove	9	-	506,410
Young Grove, Upper Hutt	6	-	447,506
Hyde Street, Lower Hutt	3	-	228,147
Oxford Terrace, Lower Hutt	15	-	766,956
Oxford Terrace & Lincoln Avenue, Lower Hutt	15	-	935,638
Athlone Crescent & Stellin Street, Lower Hutt	16	-	912,917
Endeavour Street, Wellington	16	-	793,612
Hendon Avenue, Auckland	50	-	749,766
Osterley Way, Auckland	123	-	1,749,507
Kowhai Avenue, Kaikohe	7	-	542,704
New North Road, Auckland	33	-	1,026,450
Ulster Street, Auckland	32	-	1,145,329
Aspen Street & Victor Street, Auckland	21	-	433,515
Church Street, Palmerston North	63	3,360,000	2,427,611
Weymouth Road, Auckland	48	800,805	1,911,232
Graham Street, Blenheim	3	-	212,262
Kendal Avenue, Christchurch	10	-	320,150
Lynton Road, Auckland	50	3,050,000	241,247
Hendon Avenue, Auckland	10	-	118,282
Richardson Road, Auckland	1	-	255,925
Owairaka Avenue, Auckland	10	-	105,546
Alfred Street & Church Street, Auckland	29	2,775	343,033
Amy Street, Auckland	8	-	494,198
Bader Drive, Auckland	18	-	2,801,483
Hargest Terrace & Alamein Terrace, Auckland	42	-	1,497,615
Winthrop Way & Mayflower Crescent, Auckland	23	-	910,942
Walmer Road, Auckland	4	-	256,075
Roscommon Road, Auckland	29	-	1,544,017
Rugby Street & Raleigh Street, Palmerston North	58	-	2,789,745
Olsen Avenue, Auckland	2	-	167,043

Hollyford Avenue & Earnslaw Crescent, Christchurch	26	-	462,128
Sandringham Road & Harwood Street, Auckland	24	-	219,924
Bledisloe Road, Napier	9	-	410,371
Bledisloe Road, Napier	19	-	689,843
Rutherford Road, Napier	1	-	302,586
Barker Road, Napier	1	-	232,675
Whites Line East, Lower Hutt	4	-	350,133
Hamua Grove, Lower Hutt	6	-	440,169
Godley Street, Lower Hutt	5	-	306,345
Castor Crescent & Miranda Street, Porirua	9	-	216,694
Castor Crescent, Porirua	6	-	173,494
Cornwall Crescent, Porirua	2	-	108,859
Westmeath Street & Warspite Avenue, Porirua	4	-	116,519
Corinna Street, Porirua	7	-	316,064
Cheshire Street, Porirua	4	-	126,990
Westmeath Street, Porirua	4	-	135,551
Warspite Avenue, Porirua	9	-	288,215
Balneavis Place & Brabant Street, Opotiki	17	-	835,933
Ford Street, Opotiki	11	-	500,638
King Street, Whakatane	5	-	72,476
Te Whiti Grove, Lower Hutt	3	-	337,621
Domain Road, Whakatane	4	-	595,530
Gretna Place & Doon Street, Dunedin	11	-	352,287
Colson Street, Lower Hutt	3	-	440,248
Feist Street, Seddon Street & Newcombe Street, Lower Hutt	11	-	945,229
Valonia Street, Auckland	3	-	144,761
Aliford Avenue, Auckland	4	-	535,952
Dominion Road, Auckland	12	-	581,064
Justine Street, Porirua	2	-	505,133
Astrolabe Street, Porirua	2	-	625,672
Bellona Place, Porirua	2	-	508,252

Redmond Street, Tauranga	16	-	1,542,122
Crosher Place, Hamilton	5	-	303,076
Marsden Road, Nelson	3	-	97,886
Hutcheson Street, Blenheim	10	-	272,040
Muller Road & Weld Street, Blenheim	5	-	155,465
Coxhead Road & Thompson Terrace, Auckland	22	-	1,123,070
Clutha Crescent & Awatere Street, Auckland	9	-	398,839
Lister and Geddis, Napier	30	-	1,559,400
Lyll Place, Christchurch	3	-	204,315
Collingwood Street, Lower Hutt	3	-	482,451
Raurenga Avenue, Auckland	24	-	1,152,725
Strange Street, Waitara	4	-	461,963
Bedford Road & Lowry Terrace, Napier	7	-	251,345
Seddon Crescent, Napier	10	-	339,793
Budleigh Street, New Plymouth	9	-	616,372
Grandview Road, Hamilton	6	-	386,081
Yvonne Street, Hamilton	4	-	188,279
Cascades Road, Auckland	9	-	504,057
Marriotts Road & Rookwood Avenue, Christchurch	12	-	340,402
Onawe Place, Christchurch	6	-	298,950
Spring Street, Auckland	2	-	280,123
Spring Street, Auckland	2	-	365,380
Pukuatua Street, Rotorua	10	-	569,172
Clinkard Avenue, Rotorua	9	-	287,254
Puriri Crescent, Rotorua	8	-	903,835
Manuka Street, Gisborne	3	-	319,060
Abbott Street, Gisborne	2	-	217,594
Winter Street, Gisborne	3	-	477,355
Willowpark Road, Hastings	3	-	1,246,663
Lovelock Street, Whakatane	7	-	317,925
Weymouth Road, Auckland	24	-	1,151,268

Bishops Lane, Hamilton	5	-	528,130
Heath Street, Hamilton	4	-	197,916
Apanui Avenue & Pounama Place, Whakatane	14	-	656,173
Fleet Street, Lower Hutt	3	-	472,953
Weaver Street, Whangarei	18	-	207,441
Church Street, Ashburton	13	-	529,238
Allens Road, Ashburton	9	-	398,217
Arthur Street, Blenheim	10	-	755,573
Fantame Street, Porirua	34	-	65,947
Garaway Street, Whakatane	8	-	358,568
Hoffman Street, Hokitika	6	-	157,486
Hoffman Street, Hokitika	5	-	156,987
Jollie Street, Hokitika	4	-	121,176
Thomas Street, Whangarei	2	-	456,417
Thomas Street, Whangarei	2	-	473,909
Steere Place, Whangarei	6	-	485,451
Selago Place, Auckland	3	-	259,587
Addington Avenue & Harrow Place, Auckland	7	-	431,694
Campbell Street, Nelson	3	-	148,361
Barrie Avenue, Auckland	2	-	201,903
Haughey Avenue, Auckland	2	-	477,859
Albertson Place, Auckland	2	-	293,858
Churchill Avenue, Auckland	2	-	343,655
Surrey Street, Auckland	2	-	198,056
East Street, Greytown	4	-	427,854
Busby Street, Auckland	2	-	528,003
McDivitt Street, Auckland	7	-	303,733
Morris Street, Dunedin	5	-	499,340
Charles Street, Feilding	2	-	339,147
Galway Avenue, Palmerston Nth	3	-	292,640
Girling Avenue, Blenheim	3	-	230,001

Dido Place, Porirua	2	-	74,333
Tasman Avenue, Auckland	5	-	557,651
Ferguson Street, Auckland	2	-	176,250
Solo Place & Astor Place, Auckland	6	-	517,254
Doralto Road, New Plymouth	3	-	364,949
Brecon Road, Stratford	3	-	717,097
Barton Grove, Lower Hutt	3	-	367,749
Compton Crescent & Pike Street, Lower Hutt	7	-	638,529
Avenue Road, Auckland	2	-	377,103
Flay Crescent & Wayside Avenue, Christchurch	9	-	184,354
District Road, Dunedin	3	-	366,218
Middleton Road, Dunedin	9	-	453,343
Shakespeare Avenue, Upper Hutt	3	-	417,120
Fergusson Drive, Upper Hutt	3	-	400,276
Tindall Crescent & Garrett Place, Auckland	6	-	413,587
Nile Street, Nelson	16	-	927,174
Frances Street, Rotorua	3	-	670,992
Wrigley Road, Rotorua	9	-	439,714
Riselaw Road, Dunedin	2	-	288,197
Clyde Street, Tokoroa	13	-	3,611,082
Albionvale Road, Auckland	1	-	160,496
Seddon Street, Lower Hutt	3	-	391,053
Turner Drive, Rotorua	3	-	421,587
Steeles Lane, Rotorua	3	-	1,333,503
Leslie Avenue, Rotorua	3	-	283,277
Turquoise Place, Rotorua	3	-	229,801
Thomas Crescent, Rotorua	6	-	302,914
Roger Street, Rotorua	3	-	284,480
Collie Drive, Rotorua	3	-	205,340
Kawaha Point Road, Rotorua	6	-	371,891
Alison Street, Rotorua	3	-	300,933

Deborah Place, Rotorua	3	-	299,389
Alastair Avenue, Rotorua	3	-	249,676
Pandora Avenue, Rotorua	3	-	203,403
Sunrise Avenue, Rotorua	3	-	453,962
Delphi Place, Rotorua	3	-	267,153
Poole Street, Lower Hutt	3	-	401,385
Fergusson Drive, Upper Hutt	3	-	307,313
Earlsworth Road, Auckland	1	-	192,660
Robyn Place, Auckland	1	-	187,795
Landon Avenue, Auckland	2	-	276,082
Milton Road, Auckland	1	-	225,665
Calvert Avenue, Auckland	2	-	265,674
Doon Street & High Street, Dunedin	8	-	291,596
Whakatiki Street, Upper Hutt	6	-	349,956
Hikurangi Street, Upper Hutt	3	-	475,251
Namata Road, Auckland	4	5,946	458,478
Pedlar Street, Rotorua	3	-	165,968
Bronte Place, Rotorua	3	-	303,265
MacDonald Street, Timaru	2	-	322,314
Garnet Place, Rotorua	2	-	331,309
Glen Street, Timaru	3	-	328,928
Tyne Street, Timaru	3	-	176,131
Ewenson Avenue, Auckland	3	190	191,770
High Street, Opotiki	3	-	227,384
Princess Street, Opotiki	3	-	214,019
Stewart Street, Opotiki	2	-	245,599
Buchanan Street, Opotiki	3	-	251,733
Puriri Street, Whanganui	7	-	336,445
Aotaki Street, Otaki	6	-	249,101
Atawhai Drive, Nelson	18	-	428,544
Bader Drive & Harvard Place, Auckland	42	-	4,292,948

Brentwood Avenue, Croydon Avenue, Botanical Road, Palmerston North	35	-	339,164
High Street, Nelson	7	-	300,505
Rowlands Avenue & Waipuna Road, Auckland	180	841,340	1,815,557
Riccarton Road, Christchurch	36	-	2,037,000
Bisset Road, Kaikohe	1	-	31,568
Purdy Street, Kaikohe	2	-	41,201
Guerin Street, Kaikohe	2	-	40,908
Ngatiapa Street & Tukanae Street, Wellington	50	-	1,442,905
Wood Street, Lower Hutt	35	-	1,130,590
Nuku Street, Wellington	40	-	1,009,440
Cedar Heights Avenue, Auckland	8	-	160,961
Vallance Place, Auckland	13	-	1,984,012
Marlowe Road & Bolton Street, Auckland	68	-	4,184,310
Humphrey Kemp Avenue, Auckland	12	-	757,047
Meola Road, Auckland	7	-	405,772
Newcastle Terrace, Auckland	6	-	411,882
Albrecht Avenue & Quona Avenue, Auckland	21	-	372,767
Kervil Avenue, Auckland	8	-	543,922
Allen Bell Drive, Kaitaia	6	-	228,669
Bremner Avenue, Auckland	2	-	568,343
St Georges Road, Avondale	4	-	781,786
Main South Road, Christchurch	108	-	1,800,388
Kupe Street & Hawaiki Street, Auckland	14	-	25,105
South Street, Palmerston North	9	-	830,286
Coventry Street, Farnham Avenue & Croydon Avenue, Palmerston North	34	-	194,600
Holland Place, Ruatoria	1	-	2,228
School Road, Auckland	41	-	720,729
Rolleston Street, Thames	2	-	188,789
Paramount Parade, Whangarei	17	-	459,246

Paramount Parade & Hawea Place, Whangarei	21	-	440,567
Vincent Street, Auckland	53	3,354,828	2,756,042
Colson Street, Lower Hutt	3	-	297,846
Tabitha Crescent, Auckland	4	-	219,169
Upham Terrace, Palmerston North	3	-	350,612
Albertson Avenue, Dunedin	11	-	890,862
Doon Street, Dunedin	3	-	248,592
High Street, Dunedin	11	-	226,749
Spey Street & Doon Street, Dunedin	4	-	109,955
High Street & Arran Street, Dunedin	6	-	207,102
Carroll Street, Dunedin	41	-	1,514,934
Hei Hei Road, Christchurch	3	-	46,046
Norrie Place, Napier	2	-	46,082
Wavell Street, Hastings	1	-	15,651
Totara Avenue, Auckland	84	-	963,365
Examiner Street, Nelson	29	-	332,272
Rimutaka Street, Upper Hutt	20	-	802,372
Gardiner Street, Blenheim	6	-	511,169
Meachen Crescent, Blenheim	3	-	262,087
Hooks Road, Coxhead Road & Mahia Road, Auckland	27	-	355,988
Lowe Avenue, Thames	6	-	332,155
Mount Sea Road, Thames	6	-	257,874
Coventry Street & Hull Place, Palmerston North	9	-	140,117
Barry Avenue, Ruatoria	2	-	2,228
Ranolf Street & Malfroy Street, Rotorua	24	810,974	804,824
Reid Road, Auckland	47	-	509,231
Lowry Terrace, Napier	6	-	359,171
Wrantage Street, New Plymouth	3	-	557,041
Wrantage Street, New Plymouth	3	-	532,361
Bisset Road, Kaikohe	41	-	506,522
Huxley Road, Gisborne	3	-	254,878

King Street, Stewart Street & Washer Avenue, Whakatane	53	-	1,444,863
Bremner Avenue, Auckland	2	-	298,813
Denbigh Avenue & Somerset Road, Auckland	6	-	244,965
Franklyne Road & Raleigh Place, Auckland	13	-	838,830
Rongomai Road, Auckland	20	-	807,607
Valley Road, Gisborne	3	-	138,958
Valley Road, Gisborne	3	-	175,773
Coldstream Road, Gisborne	3	-	203,757
Coldstream Road, Gisborne	3	-	201,035
Kowhai Street, Gisborne	3	-	253,399
Stanley Road, Gisborne	3	-	203,874
Donald Road, Kaitaia	15	-	323,349
Mahia Road, Auckland	12	-	515,265
Farmer Crescent, Lower Hutt	15	-	695,830
North Street, Ngaruawahia	3	-	118,604
Fairmont Street, Ngaruawahia	4	-	326,856
Price Terrace, Matamata	8	-	254,155
Grey Road, Timaru	38	-	432,763
Ferry Road & Ollivier, Christchurch	39	8,157,928	270,955
Saxby Grove & Judd Crescent, Lower Hutt	3	-	459,428
Masters Street, Greymouth	5	-	67,343
Orr Street, Ashburton	9	-	514,346
Haselden Street, Westport	4	-	1,199,148
Wihongi Street, Kaikohe	1	-	203,160
Middlebrook Drive, Katikati	18	-	219,909
Pakuranga Road, Auckland	6	-	140,695
Hutton Street, Auckland	9	-	386,974
Ward Street, Greymouth	8	-	95,257
Palmerston Street, Westport	8	-	157,368
Churchill Street, Blenheim	2	-	253,917
Sachel Place, Auckland	3	-	268,766

Friedlanders Road, Auckland	5	-	297,771
Boundary Road, Nelson	4	-	244,610
Waimea Road, Nelson	8	-	77,116
Kawai Street, Nelson	4	-	184,389
Tipahi Street, Nelson	10	-	580,604
Seabrook Avenue, Auckland	3	-	102,945
Wellington Street, Auckland	15	-	179,610
Roscommon Road, Auckland	5	-	240,299
Friedlanders Road, Auckland	7	-	425,560
Friedlanders Road, Auckland	5	-	252,269
Thames Street, Palmerston North	3	-	280,114
Morris Street, Marton	3	-	190,054
Tweed Street, Palmerston North	4	-	359,472
Goldsmith Crescent, Levin	6	-	340,685
Hamilton Street, Gore	24	1,389,200	1,170,708
Kern Place, Auckland	9	-	243,673
Albrecht Avenue, Auckland	5	-	193,739
Russell Street, Westport	2	-	68,402
Clements Street, Auckland	5	-	366,381
Esk Block incl. Esk Place, Castor Crescent, Matahourua Crescent and Hazard Grove	54	-	1,897,699
Bairds Road & O'Connor Street, Auckland	11	-	162,239
Godley Street, Lower Hutt	3	-	289,304
Blenheim Road & Arthur Street, Christchurch	44	6,275,000	145,956
Bellona Place, Porirua	9	-	4,904
Castor Crescent, Porirua	14	-	112,774
Crewe Crescent, Palmerston North	7	-	469,696
Pooks Road, Auckland	1	-	132,557
Rimu Street, Rotorua	2	-	104,881
Doon Street, Dunedin	3	-	154,939
Tuata Street, Auckland	8	-	245,071

Maher Street, Upper Hutt	3	-	311,395
Mount View Drive, Rotorua	3	-	239,221
Mount View Drive, Rotorua	3	-	332,605
Milton Grove, Rotorua	3	-	4,472
Sequoia Crescent, Rotorua	3	-	210,752
Chaucer Place, Rotorua	3	-	191,315
Momorangi Crescent, Christchurch	6	-	217,203
Green Street, Dunedin	6	-	240,320
George Street, Lower Hutt	2	-	167,396
Windrush Close, Auckland	2	-	106,724
Selwyn Street, Timaru	6	-	379,499
Selwyn Street, Timaru	3	-	236,136
Buchanan Street, Opotiki	5	-	165,886
Woodward Street, Featherston	7	-	86,120
Waimea Road, Nelson	8	-	446,238
Pleiades Street, Waitara	2	-	45,724
Kauri Street, New Plymouth	1	-	24,445
Edinburgh Street, Feilding	2	-	49,872
Ohauti Road, Tauranga	3	-	101,489
MacDonald Street, Gisborne	5	-	255,201
Kiwi Street, Kaikōura	2	-	260,164
Seaview Road, Nelson	2	-	248,258
Mcparland Street, Upper Hutt	6	-	174,020
Jonathon Street, Tauranga	5	-	160,301
Jonathon Street, Tauranga	3	-	106,331
Warden Street, Christchurch	2	-	50,292
Alford Street, Auckland	3	-	52,575
Henwood Road & Mayflower Close, Auckland	14	-	136,541
Frostbite Place, Auckland	2	-	181,624
Hetherington Road, Auckland	3	-	154,607
Doon Street, Dunedin	3	-	213,265

Doon Street, Dunedin	3	-	114,290
Fraser Crescent, Upper Hutt	4	-	243,714
Fergusson Drive, Upper Hutt	3	-	156,158
Richmond Avenue, Taupo	6	-	44,424
Opua Street, Auckland	4	-	183,139
Kauri Street, Nelson	6	-	211,706
Orchard Street, Nelson	8	-	246,517
Ward Street, Upper Hutt	5	-	209,903
Spey Street, Dunedin	6	-	239,057
Sims Street, Ngaruawahia	1	-	160,861
Gordon Road, Hastings	4	-	19,847