

29 February 2024

Andy  
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Dear Andy

Thank you for your 25 January 2024 email to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

*“Comprehensive project documentation related to all ongoing projects undertaken by your company in the suburb of Point England, Auckland.*

*I am particularly interested in obtaining detailed information, including but not limited to:*

*Project Start:*

*Date of commencement for each project in Point England.*

*Project Budget:*

*The allocated budget for each project.*

*Any adjustments or variations to the initial budget.*

*Current Project Status:*

*An overview of the current status of each project.*

*Milestones achieved and upcoming milestones.*

*Any delays or challenges faced during the project execution.*

*Subcontractors:*

*Details of subcontractors involved in the projects, including names and roles.*

*Specifics of work carried out by subcontractors, with a focus on entities such as Lead Alliance, Hicks, Dempsey Wood, etc.*

*I believe that this information will not only enhance my understanding of the ongoing initiatives in Point England but will also contribute to transparency and accountability within our community.”*

Kāinga Ora is enabling over 40,000 new, warm, dry homes throughout the country in our large-scale and greenfield urban development projects – a mix of public, market, and affordable homes built over the next 20 years.

To achieve this, Kāinga Ora partners with developers, councils, iwi, and government agencies to deliver urban development projects of all sizes.

We are currently leading the delivery of six large-scale development projects in Auckland - Hobsonville Point, Northcote, Roskill, Oranga, and Mangere, and one large-scale project in Porirua. We also have large green field developments in Te Kauwhata, Waikato and Tauriko in Tauranga.

Kāinga Ora is working alongside Tāmaki Regeneration Company (TRC) to enable more homes in Point England, Panmure, and Glen Innes in Auckland’s east.

As well as increasing the supply of new quality housing, including more affordable homes, these projects will create improved infrastructure, more connected neighbourhoods, and better amenities.

Our approach to urban development recognises that places, cities, and towns are not just built things. Good urban design must embrace the past, celebrate the culture of the people that live there and enhance the environment. That's why we work closely with existing communities and rōpū to ensure our development outcomes have far-reaching benefits and support the Kāinga Ora vision of building better, brighter homes, communities and lives.

Kāinga Ora is in the early stages of planning redevelopment in Point England, Auckland, with possible delivery of new homes from 2029 onwards. There are currently no ongoing projects or projects starting soon. Kāinga Ora is also working with TRC on the early stages of a development, but again we do not yet have indicative start dates or further information.

At this time, there is no specific information available on when contracting or construction work will start, as projects in early development may not be approved or are subject to significant changes in design, delivery dates, types of homes delivered and budgets.

Your request is therefore refused under section 18(e) of the Act, as the document alleged to contain the information requested does not exist.

The following site provides updates on Kāinga Ora developments, and is updated regularly as developments progress: [Urban development large-scale projects :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://www.kaingaora.govt.nz/urban-development-large-scale-projects).

You can also register with the Tāmaki Regeneration Company for updates at [Keep Up to Date » Tamaki \(tamakiregeneration.co.nz\)](https://www.tamakiregeneration.co.nz/keep-up-to-date).

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details can be found at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

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

Yours sincerely



Rachel Kelly  
**Manager, Government Relations**