



Jack Jones
fyi-request-25567-9ec406a6@requests.fyi.org.nz

Dear Jack Jones

Thank you for your email of 30 January 2024 requesting information relating to the Land for Housing Programme following information under the Official Information Act 1982 (the Act). I will answer each of your questions below.

1. How much of the \$722m of recyclable funding allocated to the Land for Housing programme since its conception and to March 2022, as referred to in CBC-22-MIN-0015, has been spent?

As at 31 December 2023, \$693m of the \$722m has been spent.

2. How many of the estimated 9,491 homes to be delivered through the allocation of funds referred to in 1. above, have been completed and received CCC and title?

Of the estimated 9,491 homes originally estimated, 1,531 homes have been completed and have received CCC and Title.

3. How many of the estimated 9,491 homes to be delivered through the allocation of funds referred to in 1. above, have received building consent and are in construction?

Of the estimated 9,491 homes originally estimated, and the sites not completed 1,127 homes have received building consent and are in construction.

4. How many of the estimated 9,491 homes to be delivered through the allocation of funds referred to in 1. above, are yet to receive building consent?

Of the estimated 9,491 homes originally estimated, 6,068 homes are yet to receive building consent. The vast majority of these homes relate to the Carrington site which is estimated to build 4,000 homes. This particular site is nearing a Development Agreement.

5. When does the Ministry expect to recycle the funding referred to in 1. above, back to the Crown?

- 31% of sites have already recycled funds back to the Crown.
- 3% of sites will recycle funds to the Crown before the end of the 2023/24
- 10% of sites will recycle funds to the Crown before the end of the 2024/25
- 49% of sites will recycle funds back to the Crown between July 2025 and 2030
- 7% of sites do not relate to recycling of funds.

For sites that are not yet contracted, there is a relatively high probability of change for the period that funds are likely to be recycled.

- 6. Please supply a table with the following information:**
a. Names of the 34 sites/developments acquired by the Land for Housing Programme, the region they are in and the date of each contract (as referred to in CBC-22-MIN-0015)

Please see annex A. Some information has been withheld under section 9(2)(b)(ii) of the Act, to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

- b. And for each site listed in a. above, the number of homes contracted to be built, the number of homes completed, the number of homes under construction, the number of homes yet to receive building consent and the forecast completion dates of both the unconsented and under construction homes.**

Please see annex B. Some information has been withheld under section 9(2)(b)(ii) of the Act.

- 7. How many of the 22 sites referred to as in the 2022 pipeline (as outlined in CBC-22-MIN-0015) are under construction?**

Eight of the sites are in the construction phase.

- 8. Of the estimated 4,000 homes referred to in the 2022 pipeline (as outlined in CBC-22-MIN-0015), are complete, how many are under construction and how many are awaiting consent.**

Of the 22 sites 716 homes are complete, 1,127 homes are in construction and 6,068 are yet to receive consent.

- 9. How much of the additional \$311.132 million allocated to the Land for Housing programme as agreed in CBC-22-MIN-0015 has been spent and how many homes will that spend enable?**

CBC-22-MIN-0015 allocated a total of \$505.35m to the Land for Housing Programme (see rec 10 of CBC-22-MIN-0015). This included \$55.354m which had already been incorporated in the prior funding allocated under a previous appropriation, therefore reducing the new funding to \$449.996m.

Subsequently, \$100.000m was allocated to the Build Ready Development Pathway under the Affordable Housing Fund reducing this to \$349.996m.

Of the revised \$349.996m, the full amount is unspent and remains available for allocation. It is not yet known how many homes this will enable given due diligence assessments are yet to be completed and Development Agreements are yet to be negotiated for remaining funds unspent.

- 10. When are the homes enabled by the spend referred to in the answer to 9. above forecast to be completed.**

It's too early to be able to determine when homes enabled by the spend are forecast for completion because due diligence assessments are yet to be completed and Development Agreements are yet to be negotiated for remaining funds unspent.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'M. Fraser', with a small 'm' to the right.

Matt Fraser
Head of Land Acquisition and Development
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex A

Territorial authority	Address	Development Agreement Contract date
Christchurch City	Yaldhurst Road / Racecourse Road, Riccarton	05/15/17
Auckland	Moire Road, Massey	09/28/16
Auckland	Tuatahi - New North Road, Mt Albert	04/06/17
Auckland	Titoki Street, Te Atatu	10/10/18
Auckland	Great North Road, Waterview	10/14/19
Auckland	Belmont Rd, Pukekohe	12/21/18
Auckland	Great North Road, Waterview	05/04/17
Auckland	Great North Road, Avondale	12/03/20
Auckland	Kerrs Road, Great South Road, Wiri	03/15/21
Auckland	Browns Road, Manurewa	07/07/21
Queenstown-Lakes District	Wakatipu High School, Queenstown	07/01/19
Wellington City	Victoria Street, Te Aro	12/17/21
Auckland	Puhinui Park- Barrowcliffe Place, Manukau	08/15/18
Auckland	Glenfield School, Kaipatiki Road, Glenfield	06/29/23
Auckland	Ormiston Fields, Flat Bush School Road, Flat Bush	06/13/21
Auckland	Hospital Road, Middlemore Hospital, Otahuhu	06/24/21
Auckland	Jordan Avenue, Onehunga	07/08/21
Auckland	Alexander Crescent, Ōtara	08/31/23
Auckland	76 and 76a Waihoehoe Road, Drury, Auckland	Contracting in progress
Marlborough District	Hospital Road, Blenheim	Contracting in progress
Auckland	St Johns Road, St Johns	Contracting in progress
Waipa District	Laurent Road, Cambridge	Contracting in progress
Auckland	Unitec, Mt Albert	Contracting in progress
Tauranga City	Tara Road, Papamoa	Contracting in progress
Kapiti Coast District	Poplar Ave & Matai Road, Raumati South, Kapiti Coast	Contracting in progress
[9(2)(b)(ii)]		
Auckland	Mt Albert (part of Unitec site)	Contracting in progress
Auckland	Carrington Road (part of Unitec site)	Contracting in progress
Auckland	MIT - Sth Campus + North Campus, Ōtara	Contracting in progress



Annex B

Territorial authority	Address	Total Yield	Homes Completed (CCC and Title) (Q2)	Yet to receive BC (Q3) (Q4)	Under Construction (Q3)	Forecast completion date	Recycle Funding Period (Financial Year)
Christchurch City	Yaldhurst Road / Racecourse Road, Riccarton	153	153	Received BC	Completed	Completed	Completed
Auckland	Moire Road, Massey	197	197	Received BC	Completed	Completed	Completed
Auckland	Tuatahi - New North Road, Mt Albert	119	119	Received BC	Completed	Completed	Completed
Auckland	Titoki Street, Te Atatu	37	37	Received BC	Completed	Completed	Completed
Auckland	Great North Road, Waterview	95	95	Received BC	Completed	Completed	Completed
Auckland	Belmont Rd, Pukekohe	93	93	Received BC	Completed	Completed	Completed
Auckland	Great North Road, Waterview	121	121	Received BC	Completed	Completed	Completed
Auckland	Great North Road, Avondale	117	117	Received BC	Completed	Completed	Completed
Auckland	Kerrs Road, Great South Road, Wiri	430	79	Received BC	351	2025-26 H1	2023/24
Auckland	Browns Road, Manurewa	161	58	Received BC	103	2024-25 H1	2024/25
Queenstown-Lakes District	Wakatipu High School, Queenstown	292	27	Received BC	265	2027-28 H2	2030/31
Wellington City	Victoria Street, Te Aro	110	41	Received BC	69	2025-26 H2	2024/25
Auckland	Puhinui Park- Barrowcliffe Place, Manukau	189	138	Received BC	51	2026-27 H2	N/A
Auckland	Glenfield School, Kaipatiki Road, Glenfield	96	0	BC in progress	0	2028-29 H2	2028/29
Auckland	Ormiston Fields, Flat Bush School Road, Flat Bush	168	46	Received BC	122	2024-25 H2	2025/26
Auckland	Hospital Road, Middlemore Hospital, Otahuhu	440	0	BC in progress (109 received)	109	2028-29 H1	2028/29
Auckland	Jordan Avenue, Onehunga	210	210	Received BC	0	Completed	Completed
Auckland	Alexander Crescent, Ōtara	57	0	Received BC	57	2024-25 H1	2024/25
Auckland	76 and 76a Waihoehoe Road, Drury, Auckland	301	0	301	0	2029/30 H1	2030/31
Marlborough District	Hospital Road, Blenheim	85	0	85	0	2025-26 H2	2026/27
Auckland	St Johns Road, St Johns	60	0	60	0	2027-28 H1	2027/28

Waipa District	Laurent Road, Cambridge	180	0	180	0	2025-26 H2	2026/27
Auckland	Unitec, Mt Albert	4,000	0	4,000	0	2031-32+	2031/23
Tauranga City	Tara Road, Papamoa	400	0	400	0	2029-30 H1	2031/32
Kapiti Coast District	Poplar Ave & Matai Road, Raumati South, Kapiti Coast	170	0	170	0	2026-27 H1	2027/28
	[9(2)(b)(ii)]						
Auckland	Mt Albert (part of Unitec site)	Unitec	Unitec				2031/23
Auckland	Carrington Road (part of Unitec site)	Unitec	Unitec				2031/23
Auckland	MIT - Sth Campus + North Campus, Ōtara	445	0	445	0	2028-29 H1	2031/32
Total		29	8,726	1,531	6,068	1,127	

When the Land for Housing Programme acquires a site and moves to a Development Agreement, the delivery date can change through a variation and the number of homes to be delivered can change (given the yield for a site is always the minimum).