

16 October 2025

s 9(2)(a)

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I write in response to your request dated 31 July 2025, for information under the Official Information Act 1982 (the Act):

Could I please request, under the Official Information Act, Kāinga Ora's total capital expenditure each year for the past 10 years, broken down by city?

Separately, could I please request any reports, memos, emails or other internal communications dated March 2022 or later, that mention the Arlington development in Wellington - and specifically mention its foundations?

Capital expenditure

On 7 August 2025, this part of your request was clarified to capital expenditure on acquiring and developing housing and land for the purposes of delivering housing, broken down by Territorial Local Authority (TLA).

Kāinga Ora – Homes and Communities has collated the total capital expenditure associated with the acquisition and development of housing and land for the past five years based on internal reports. Attachment 1 provides this information for 2020/21 to 2024/25 and includes the forecast expenditure for 2025/26.

Capital expenditure on acquiring and developing housing and land for the purposes of delivering housing prior to 2020/21 is not centrally recorded, and we have been unable to locate records in the same format for earlier years. Generating that format from older data would require extensive collation and research. I am therefore declining this part of your request under 18(f) of the Act, as the information requested cannot be made available without substantive collation or research.

However, I am able to provide you with available information sourced from our Annual Reports. The footnotes explain the basis for these figures.

Capital expenditure on acquiring and developing housing and land for the purposes of delivering housing is not centrally recorded by TLA, and I am therefore refusing this part of your request under 18(g) of the Act as the information requested is not held by Kāinga Ora and there are no grounds to believe it is held by another organisation.

Arlington foundations

The Arlington development site is leased to Kāinga Ora by Wellington City Council. Kāinga Ora has undertaken works on site including demolition of the existing homes, site decontamination, site enablement works, service connections and piled foundations for one building.

In mid-2023, Kāinga Ora paused its plans to build 301 social housing units on the site as construction tender prices came in significantly over the business case budget. Since then, the agency has been exploring different options for the site to ensure we get the best value and outcomes.

On 7 August 2025, this part of your request was clarified to all reports, memos, emails, or other internal communications ... that mention the Arlington foundations.

An email search identified one email that included the term “Arlington foundations” amongst over 32,000 items on the Arlington development. I am withholding this email is under Section 9(2)(g)(i) of the Act, to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any public service agency or organisation in the course of their duty.

There were four references to “Arlington foundations” in a Board paper and the Indicative Business Case attached to the Board paper. An extract from the business case notes that “Kāinga Ora undertook works on site in line with the approved business case which included demolition of the existing homes, site decontamination, site enablement works, service connections and piled foundations for one of the approved buildings”.

The Minister of Housing is currently considering advice from Kāinga Ora and the Ministry of Housing and Urban Development regarding the Arlington Street site and I am withholding this information under section 9(2)(f), to maintain the confidentiality of advice provided to Ministers.

I have considered the public interest pursuant to section 9(1) of the Act. I do not consider the withholding of the information from this response is outweighed by public interest considerations in making that information available.

A further search identified two further documents related to the foundations (or piling) within the timeframe of your request:

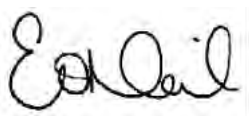
- Arlington Piling Works Practical Completion Certificate, including Code Compliance Certificate
- Arlington Piling – Application for PC.

Redactions of cell phone numbers, email addresses, names and signatures have been made under section 9(2)(a) of the Act to protect the privacy of natural persons.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Please note that Kāinga Ora proactively releases some 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

A handwritten signature in black ink, appearing to read 'Liz O'Neil', is positioned to the left of a vertical line.

Liz O'Neil
Chief Financial Officer

Attachment 1: Kāinga Ora – Homes and Communities Capital Spend FY17 to FY26

Capital spend on Kāinga Ora – Homes and communities properties*	FY21 (\$m)	FY22 (\$m)	FY23 (\$m)	FY24 (\$m)	FY25 (\$m)	FY26 (\$m)**
Redevelopment - Social homes	637	765	1,333	1,902	983	658
Redevelopment - Supported homes	157	58	19	13	18	4
Redevelopment Total	795	823	1,352	1,914	1,001	663
Acquire New - Social homes	172	215	879	1,603	1,147	442
Acquire New - Supported homes	203	238	103	78	-	-
Acquire New Total	376	453	981	1,681	1,147	442
Gross Newly Constructed Capital Spend	1,171	1,276	2,333	3,595	2,147	1,104
Acquire Existing - Social homes	119	169	227	75	15	-
Acquire Existing - Supported homes	70	43	27	10	2	20
Acquire Existing Total	190	211	254	85	17	20
Total Social and Supported homes	1,360	1,488	2,587	3,680	2,165	1,124
Capitalised Overheads	23	53	55	25	(2)	30
Land Buy ins	47	84	78	51	3	-
KiwiBuild	47	60	4	-	-	-
Land Purchase	-	71	17	1	46	1
Urban Development & Delivery	243	304	280	275	190	227
Total	360	571	434	352	237	257
Subtotal	1,720	2,059	3,020	4,032	2,402	1,382
Capitalised Repairs and Maintenance	164	262	335	220	135	155
Retrofit	59	90	202	264	163	131
Business Infrastructure	43	34	20	22	8	18
Total	1,986	2,445	3,577	4,539	2,708	1,687

* Data from above tables has been sourced from available information in annual reports.

** June 2025 approved capital budget for FY25/26

Capital additions	FY17	FY18
	\$m	\$m
New houses purchased	161	231
New homes built	170	372
Total	331	603

Capital additions	FY19	FY20
	\$m	\$m
Purchase of rental property assets	1,523	1,410

Footnotes to FY2016/17 to FY 2019/20

- Data from above tables has been sourced from available information in Annual Reports.
- FY2016/17 and FY2017/18 capital expenditure relates specifically to the construction and acquisition of new homes.
- FY2018/19 and FY2019/20 relates to the spend on state housing purchases, which may include redevelopments and acquisitions. These taken from Cash Flow Statements since an equivalent breakdown similar to the FY16/17 and FY17/18 capital spend were not available.

27 October 2023

CERTIFICATE OF PRACTICAL COMPLETION

This Practical Completion Certificate is issued under 10.4.3(a)

Contract for: Sites 1 & 3 Arlington, Mount Cook, Wellington – Piling Works - Building Consent No. 502588

Principal: Kainga Ora – Homes and Communities

Contractor: McKee-Fehl Constructors Limited

1. In accordance with clause 10.4.2 of the General Conditions of Contract, McKee-Fehl Constructors Limited has advised on 25 October 2023 that the Contract Works for the project named above qualified for the issue of Certificate of Practical Completion on 25 October 2023.
2. In my role as Engineer to the Contract, in considering whether the Contract Works has achieved Practical Completion, I have relied upon the advice of the client, the Design Consultants, and the Wellington City Council (see Code Compliance Certificate dated 25 October 2023, attached) in relation to the Practical Completion deliverables.
3. Accordingly, I certify that the Contract Works qualified for a Certificate of Practical Completion on the 25 October 2023.
4. As Engineer to the Contract, I do not make or give any express or implied representation as to the quality of the work under the control or direction of the Contractor or the Principal's Design Consultants engaged in the project and rely on those person's written/oral advice and representations as to the adequacy and quality of the works. In certifying Practical Completion, there is no warranty expressly given or implied to any party that I have observed or supervised in detail the construction of the Contract Works and I accept no liability whatsoever for the correct construction of the Contract Works, its compliance with the design documentation or fitness for purpose.

9(2)(a)

Engineer to the Contract

Code Compliance Certificate (Form 7)
Section 95, Building Act 2004

Service Request No. 502588

The Building			
Street address of building:	38 Hopper Street	Building name:	-
Current, Lawfully established, use:	Multi-unit Dwelling	Location of building within site/block number:	-
		Intended life of the building if 50 years or less:	50.0
Level/unit number:	Block X	Year first constructed:	2023
Legal description of land where building is located:	PT LOT 1 DP 40327		
The Owner			
Name of owner:	Wellington City Council	Street address /registered office:	-
Contact person:	Kainga Ora	Phone numbers:	
Mailing address:	PO Box 2628 Wellington 6140	Landline:	-
		Mobile:	9(2)(a)
		Daytime:	-
Email address:	9(2)(a)	After hours:	-
Website:	-		
First point of contact for communications with the Wellington City Council:			
Name:	McKee Fehl Constructors Ltd	Phone numbers:	
Mailing address:	PO Box 13143 Johnsonville Wellington 6440	Landline:	-
		Mobile:	9(2)(a)
Email address:	adams@mckee Fehl.co.nz	Daytime:	-
Website address:	-	After hours:	-
Building Work			
Building Consent No:	502588	Issued by:	Wellington City Council
Project Description:	Stage 1 of 3 - Piling works for podium and Apartment building Block X.		

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
(a) the building work complies with the building consent.

9(2)(a)

Building Officer – 25 October 2023

On behalf of Wellington City Council

25 October 2023

9(2)(a)

Maltbys
3 Swan Lane
Te Aro
Wellington, 6011

Dear 9(2)(a),

Re: Arlington Piling Works Contract – Application for Practical Completion

In accordance with section 10.4 of the Conditions of Contract, the Contractor hereby applies for Practical Completion of the 'Construct Only Civil Works (Piling) Contract – Lump Sum' Contract for 'Arlington Sites 1 & 3, Mount Cook, Wellington' on **Wednesday 25 October 2023**.

The Contractor considers that the Contract Works has been completed with a code compliance certificate (CCC) for the project issued on 25 October 2023 as attached.

Should there be any queries or concerns relating to this application, please do not hesitate to contact the writer,

Yours faithfully

9(2)(a)

Project Commercial Manager
McKee-Fehl Constructors Ltd

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