

[In Confidence]

Office of the Minister of Finance

Office of the Minister of Housing

Chair Cabinet Economic Development Committee

Paper 4: Advancing the large-scale projects: Tāmaki Precinct

Proposal

- 1 This paper seeks:
 - 1.1 Agreement to allocate funding for the Tāmaki precinct from the \$1.996 billion set aside for the Auckland Large Scale Projects (LSPs) from the Housing Acceleration Fund; and
 - 1.2 agreement to the key outcomes to be purchased from the funding allocation.
- 2 This is paper four in a suite of four Cabinet papers and should be read alongside *Paper 1: Advancing Large Scale Projects: Portfolio Decisions*, which provides context and seeks agreement to the overarching settings for the portfolio of investments in the Kāinga Ora-led Large-Scale Projects.

Relation to government priorities

- 3 Our government has three overarching objectives: to keep New Zealanders safe from COVID-19, to accelerate our recovery, and lay the foundations for a better future through reducing inequality and addressing child poverty, reducing carbon emissions and improving housing affordability [CAB-20-MIN-0525].
- 4 The outcomes sought through HAF investment in the LSPs align with the Government's priority to address wellbeing by ensuring that everyone can access healthy, secure and affordable housing within thriving, sustainable communities. Investment in the LSPs is investment in core infrastructure to enable significant housing development, further accelerating our recovery from the impacts of COVID-19.

Executive Summary

- 5 The Tāmaki precinct is one of five LSPs currently being delivered by Kāinga Ora – Homes and Communities (Kāinga Ora) in Auckland over 20 years. Through investments in infrastructure and land development, this LSP unlocks density and enables more public, affordable, and market homes.
- 6 Tāmaki is the right place for investment. This is an area of high socioeconomic deprivation constrained by insufficient infrastructure and increasingly unsuitable public housing stock constraining growth. It also possesses the key fundamentals for

urban redevelopment, being centrally located and encompassing large tranches of underutilised Tāmaki Regeneration Limited-owned land in need of investment.

- 7 As part of Budget 2021, Cabinet agreed to hold \$1.996 billion of the Housing Acceleration Fund for the Auckland LSPs. This paper seeks to confirm the allocation from that amount of \$496.5 million in HAF funding for the Tāmaki LSP.
- 8 This funding will significantly increase housing supply in the Tāmaki precinct by removing 1,257 public homes and replacing them with 4,640 homes (a 3.7x uplift) in areas close to town centres, jobs and schools. The funding will enable much needed affordable homes in an area that is becoming increasingly unaffordable for first home buyers. Master-planning will provide for safe, integrated communities that support both active and public transport.
- 9 Investment in network infrastructure also supports environmental outcomes and enables development on private (non-Tāmaki Regeneration Limited) land, thereby supporting enablement of further housing supply.
- 10 The funding allocation will enable three neighbourhoods and two projects to progress: Glen Innes Northwest, Point England, Panmure North, the Catalyst Projects and the Concord Project. Together, these will enable the following housing outcomes. Further detail on outcomes is provided at Appendix A.

Type	Homes enabled (approximate)
Public	1,549
Affordable	1,518
Market	1,574
Total	4,640

Background to the large-scale projects

- 11 The Tāmaki precinct is one of five large-scale projects being delivered by Kāinga Ora – Homes and Communities in Auckland over 20 years. In Tāmaki, Kāinga Ora is working for and on behalf of the Tāmaki Regeneration Company.
- 12 The large-scale projects leverage large, strategically located landholdings owned by Tāmaki Regeneration Limited to unlock density by replacing ageing, low-density public housing stock which is reaching the end of its useful life with a greater quantity of healthy, secure, and affordable homes in sustainable, master-planned communities.
- 13 The Tāmaki precinct requires funding to address significant additional land development and infrastructure costs uncovered by two years of detailed technical assessments, which cannot be met by Kāinga Ora’s existing funding streams.

- 14 Kāinga Ora has since produced the attached *Tāmaki Precinct Programme Business Case* (Appendix B), which has been endorsed by the Kāinga Ora Board and will be updated to reflect Cabinet decisions.

Tāmaki is constrained by inadequate infrastructure and housing stock, but has significant potential for redevelopment

The Tāmaki community has housing and infrastructure needs...

- 15 Across Auckland there is a demand for more market, affordable and public housing. In Tāmaki, housing affordability has become a critical issue with home ownership remaining out of reach for many.
- 16 The hardship faced by Tāmaki residents prevents individuals and communities from thriving and, in some cases, reinforces disadvantages and stops people from achieving their aspirations. Of the approximately 5,000 households in Tāmaki, the Tāmaki Regeneration Company identified that 300 are in crisis, 3,100 are struggling to get by, and only 1,500 are thriving.
- 17 Demand for public housing in the Tāmaki precinct has grown significantly over the last five years, with the waitlist increasing by about 250 percent since 2016. Multiple neighbourhoods in the Tāmaki precinct meet the highest primary socioeconomic deprivation rating.
- 18 Neighbourhoods in the Tāmaki precinct have aging and insufficient infrastructure to enable growth. Extensive areas, for example, have no stormwater pipe network, limited soakage, and water supply infrastructure is at capacity.

... but also the key fundamentals for urban redevelopment

- 19 There is significant potential for Crown investment to resolve inadequate housing and infrastructure in Tāmaki to achieve better urban development and wellbeing outcomes.
- 19.1 Tāmaki is strategically located 12 kilometres from the Auckland CBD and has employment and education opportunities.
- 19.2 Tāmaki Regeneration Limited owns large tranches of land in Tāmaki that can be better utilised and with enabling zoning can provide for additional new housing supply, that is close to shops, services and schools.
- 19.3 There are around 1,250 public homes in Tāmaki that are no longer fit for purpose, and require significant investment to be brought up to modern standards and be configured to meet tenant needs.
- 19.4 Tāmaki has high concentrations of public housing, with potential for redevelopment and masterplanning.

Investing in Tāmaki delivers on government housing and wellbeing priorities

- 20 The Tāmaki precinct (as one of five large-scale projects in Auckland) is a strategic investment that will increase housing choices and accelerate housing supply in an area of need, supporting the government’s response to significant housing challenges.

Seeking allocation of HAF funding to the Tāmaki precinct

- 21 This paper seeks your agreement to allocate \$496.5 million of funding to the Tāmaki precinct from the \$1.996 billion Auckland LSP HAF allocation.
- 22 Investing in the Tāmaki precinct will:
- 22.1 **enable more homes in the right place** – enable delivery of around 4,600 new homes (around 3,350 additional) on Kāinga Ora land (around 1,550 public, 1,500 affordable, and 1,550 market homes) in an area of high market demand with key transport links 12 kilometres from the Auckland CBD.
 - 22.2 **enable better public housing** – enable replacement of around 1,250 public houses reaching the end of their useful life with around 1,550 warm, dry, fit for purpose public homes (an uplift of up around 300 public homes).
 - 22.3 **provide better infrastructure** – unlocking additional capacity, improving wellbeing outcomes, and laying the necessary foundations that other neighbourhoods in Tāmaki precinct will build on over the next 20 years.
 - 22.4 **provide integration and efficiency** – meeting costs that would otherwise be required to maintain or renew existing public homes and meet Auckland’s infrastructure challenges.
- 23 This proposed allocation is based on the Kāinga Ora programme business case attached - *Tāmaki Precinct Programme Business Case* (Appendix B). The business case has been endorsed by the Kāinga Ora Board and will be updated to reflect Cabinet decisions.
- 24 We seek Cabinet approval of the programme business case, subject to any updates required following Cabinet decisions. We seek delegated authority to endorse the final programme business case.
- 25 The business case for Tāmaki precinct covers a five-year funding period with build-out over sixteen, enabling Kāinga Ora to plan and negotiate contracts for the long-term delivery of the precinct.
- 26 In total, three neighbourhoods (Point England, Panmure North, and Glen Innes Northwest) and two projects (Catalyst and Concord) are within the scope of the precinct business case and four neighbourhoods are not. Further funding solutions will need to be sought for investment in the remaining neighbourhoods that are not subject to HAF funding.
- 27 The total cost of delivery in the Tāmaki precinct contained in this business case is \$1.221 billion. This is proposed to be met by \$685 million in Kāinga Ora revenues and \$496.5 million from the HAF.

- 28 This leaves Kāinga Ora with a reduced operating contingency by \$38.6 million compared to the Kāinga Ora business cases.
- 29 Of the \$496.5 million allocation sought from the HAF, \$115 million in Tranche One funding (to maintain the Kāinga Ora immediate programme of works) was approved by the Ministers of Housing and Finance in July 2021, following Cabinet delegation.

Implementing the allocation of HAF funding to the Tāmaki precinct

- 30 The Tāmaki precinct is a large urban development project. The HAF allocation enables three neighbourhoods and two projects with multiple stages of redevelopment.
- 31 We seek agreement to allocate \$496.5 million of funding to the Tāmaki precinct from the \$1.996 billion set aside for the LSPs from HAF. The Tāmaki funding envelope is based on both a build-up of costs for known infrastructure projects and assumptions for those infrastructure projects that would not be needed until later in the programme. Further technical analysis will ascertain the actual infrastructure and other works required to redevelop each neighbourhood.
- 32 Kāinga Ora will prepare two types of detailed business cases that seek drawdown through the stages of redevelopment: infrastructure business cases and neighbourhood business cases. In *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*, we seek approval for delegated authority to the joint Ministers of Finance and Housing to approve the infrastructure and neighbourhood business cases.

Kāinga Ora will prepare subsequent neighbourhood and infrastructure business cases to draw down funding

- 33 The neighbourhood business cases seek drawdown of funding to provide build-ready land, which includes local infrastructure, land development and remediation.
- 34 Below is a breakdown of the subsequent neighbourhood business cases that Kāinga Ora will prepare, including the indicative value of each business case. These values are based on the assumptions (including affordability settings) set out in the neighbourhood business case.

Neighbourhood Business Case	HAF allocation (\$m)
Glen Innes Northwest	\$104
Point England (phase 1)	\$88
Panmure North (phase 1)	\$149
Concord & Catalyst	\$7
Point England (phases 2&3)	(included in phase 1)
Panmure North (phases 2&3)	(included in phase 1)
Total	\$348

Kāinga Ora will prepare infrastructure business cases that seek drawdown of funding

- 35 Below is a breakdown of the subsequent infrastructure business cases, including the indicative value of each business case, that Kāinga Ora will prepare. Infrastructure business cases will seek drawdown of funding for the network infrastructure that enables housing across a number of neighbourhoods. These are indicative values based on the assumptions set out in the precinct business case.

Infrastructure Business Case	No. of projects	HAF allocation (\$m)	Neighbourhoods enabled
Minor intersection upgrades	8	\$24	Glen Innes Northwest, Point England
Collector road upgrades	1	\$49	Panmure North
Stormwater bundle	8	\$20	Panmure North
Wastewater – minor bundle	3	\$12	Glen Innes Northwest
Water supply	5	\$25	Glen Innes Northwest, Point England, Panmure North
Parks & community facilities bundle	3	\$19	Panmure North
Totals	28	\$149	

Managing programme decision-making

- 36 Draw down of funding to each neighbourhood will be subject to approval of the neighbourhood and infrastructure business cases in line with decisions made in *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*.
- 37 The Tāmaki neighbourhoods of Glen Innes Northwest and Panmure North are of strategic importance due to significant stakeholder interest.
- 37.1 In Glen Innes Northwest, 1.5% of land development is complete with no homes yet enabled and further choices remain around outcomes such as yield and density. Completion of works is expected by June 2031.
- 37.2 In Panmure North, 1.3% of land development is complete with no homes yet enabled. Completion of works is expected by June 2038.
- 38 The current status of the remaining neighbourhood and two projects are as follows:

Neighbourhood	Development complete (%)	Homes enabled (%)	Expected works completion date

Point England	1.4%	0%	June 2035
Catalyst Projects	89%	83%	June 2023
Concord Project	5.3%	0%	June 2026

- 39 Subject to Cabinet approval to the approach for subsequent decision-making in *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*, the Ministers of Finance and Housing will consider further delegation to the Kāinga Ora Board for the above neighbourhood business cases.

Engagement with Auckland Council Group

- 40 Auckland Council is the local regulator and infrastructure operator and will play a significant role in delivery of the LSPs. Auckland Council has committed to fund \$288m of infrastructure across the LSPs. Auckland Council and its Council-controlled organisations (CCOs) have been extensively engaged on the infrastructure requirements of the LSPs and the resultant information has informed the precinct business case. Auckland Council has not been directly consulted on the attached programme business case (Appendix B).
- 41 Auckland Council has a significant interest in the success of the LSPs and needs to be appropriately consulted to support their delivery. Following approval of the precinct business cases, Kāinga Ora, Auckland Council, and its CCOs will need to work together to resolve the projects that will be funded. Kāinga Ora will enter funding agreements setting out roles, responsibilities, and principles for cost share.
- 42 Underlying technical understanding of infrastructure will continue to be developed through collaborative forums for each type of infrastructure. The forums will also coordinate across the infrastructure development programme to integrate delivery of infrastructure and input to infrastructure business cases.
- 43 In the companion *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*, we propose that a Strategic Partnership be established between Ministers, the Mayor of Auckland s 9(2)(j) as a way to provide oversight and align interests in the LSP areas.

Alignment with the Tāmaki Regeneration Company

- 44 The Tāmaki precinct is unique amongst the Auckland large-scale projects in providing the opportunity to deliver a comprehensive regeneration programme led by the Tāmaki Regeneration Company (TRC).
- 45 TRC has been mandated by its shareholders (the Crown and Auckland Council) to lead urban regeneration activity in Tāmaki with a focus on four strategic transformation objectives: social transformation, economic development, placemaking, and housing resources.

- 46 TRC has since appointed Kāinga Ora as its master developer responsible for infrastructure and land development works in the precinct (TRC remains responsible for the management of public housing and the overall regeneration programme).
- 47 The relationship between TRC and Kāinga Ora introduces an additional layer of governance in the Tāmaki precinct. Approval by the Tāmaki Project Control Group (comprised of Kāinga Ora and TRC staff) and the TRC Board is required at multiple milestones in a neighbourhood or superlot (e.g., project brief, review of the neighbourhoods or superlot plan, and house construction costs at a superlot level).
- 48 The Tāmaki Programme Governance Board (also comprised of Kāinga Ora and TRC staff) both appoints the Project Control Group and provides a forum to raise and resolve strategic issues in the Tāmaki LSP, endorsing and giving direction on decisions that need to be made and escalated to the TRC Board and Ministers.

Financial Implications

- 49 As part of Budget 2021, Cabinet agreed to hold \$1.996 billion¹ of the Housing Acceleration Fund for Auckland LSPs. This paper seeks to confirm the allocation of \$496.5 million in HAF funding (inclusive of Tranche One) for the Tāmaki LSP from the funding held for the Auckland LSPs.
- 50 The Kāinga Ora business cases have identified a \$535 million deficit for the Tāmaki precinct, this funding includes an operational contingency to bring the programme business case to a standard P50 (a fifty percent chance of going over or under budget). Costs will be finalised through the neighbourhood and infrastructure business cases that seek drawdown of funding.
- 51 This paper seeks agreement to allocate \$496.5 million of funding to the Tāmaki precinct from the \$1.996 billion set aside for the LSPs from HAF. This is a shortfall of \$38.6 million against the Kāinga Ora business case deficit of \$535 million, thereby reducing Kāinga Ora's operational contingency.
- 52 *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions* seeks agreement:
- 52.1 To delegate authority to the joint Ministers of Finance and Housing to approve subsequent business cases.
- 52.2 That \$280 million be held by the joint Ministers of Finance and Housing, who will decide how this funding will be allocated on a case-by-case basis, should neighbourhood and infrastructure business cases exceed expected costings.
- 53 This paper does not seek any changes to appropriated funding and is therefore not subject to budget moratorium restrictions.
- 54 Cabinet agreed that funding would not be spent on LSPs (excluding tranche one), until Cabinet is satisfied that there are appropriate business case processes in place,

¹ CAB-21-MIN-0116.15 confirmed \$2.3 billion would be held for Auckland and Porirua Large Scale Projects (rounded from \$2,303 billion). CAB-21-MIN-0190 confirmed \$307 million of this funding would be held of Porirua, leaving \$1,996 million for Auckland Large Scale Projects.

there is agreement on governance arrangements and how this will be put in place, and there is agreement on monitoring arrangements and progress reporting [CAB-21-MIN-0116.15 refers]. The overarching Cabinet paper *Paper 1: Advancing the Large Scale Projects: portfolio decisions*, provides an overview, and seeks decisions on these matters.

Risks and mitigation

There is a significant risk of cost and revenue variability in large-scale brownfields urban development projects of this nature

- 55 The business cases approved by Kāinga Ora are un-escalated (i.e., do not include inflationary allowances) as in normal circumstances costs and revenue are likely to move in parallel offsetting the need for significant changes. However, in the current environment where cost escalations are likely to be significant with decreased land values, the risk of requiring additional funding or significant trade-offs is heightened.

Operational contingency

- 56 The \$496.5 million funding allocation to Tāmaki from the \$1.996 billion set aside in the HAF, includes an operational contingency of \$70 million. This is smaller than the \$109 million operational contingency that Kāinga Ora sought through their attached programme business case (Appendix B).
- 57 In the *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions* we propose to hold an additional \$280 million that can be allocated to neighbourhoods or infrastructure projects on a case by case basis, through joint Ministerial approval.

Delivery risks

- 58 Kāinga Ora have also identified a number of risks to be managed by the Kāinga Ora Board. The top delivery risks are outlined below:
- 58.1 Unforeseen archaeology discoveries leading to delays and additional costs
 - 58.2 Existing waste, stormwater, and water supply system is in poorer condition, leading to additional costs incurred to upgrade to current specification
 - 58.3 Delays to agreeing outcomes with Tāmaki Regeneration Company and mana whenua impacts planned outcomes and causes programme delays
 - 58.4 Damage to existing roads from construction traffic and activities requiring remediation by Kāinga Ora
 - 58.5 COVID-19 delays and increased costs
 - 58.6 Unexpected ground conditions including in-ground contamination.

Portfolio-level risk management

- 59 The portfolio-level approach to cost escalation, additional contingency and the monitoring framework sit within *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*.

Legislative Implications

- 60 This paper does not have any direct legislative implications.

Regulatory Impact Statement

- 61 The regulatory impact analysis requirements do not apply.

Climate Implications of Policy Assessment

- 62 The Climate Implications Policy Assessment falls within the overall assessment for the wider Housing Acceleration Fund and supports higher density housing and greater public and active transport use. Proposed investment in LSPs through the HAF will directly support transition to a net carbon neutral economy by:

- 62.1 creating higher density housing and improved amenity in and around town centres and public transport nodes
- 62.2 encouraging mode shift (away from cars) and ensuring connections between renewed housing areas and town centres and public transport nodes are safe, connected and attractive for walking, cycling and micro-mobility
- 62.3 increasing social connection and improving access to employment and recreation opportunities

Population Implications

- 63 The LSPs are 20-year programmes intended to renew neglected suburbs and accelerate the pace and scale of housing delivery – with more public housing, more homes for first home buyers, and a greater supply of homes on the market to house a growing and changing population.
- 64 By increasing housing supply in areas of greatest need, these proposals are likely to positively impact groups that are currently renting and/or unable to buy a home, in particular it should benefit:
- 64.1 Māori and Pacific peoples who are less likely to own their own home. In 2018, the proportion of Māori and Pacific people living in owner-occupied homes were 47.2 per cent and 35.1 per cent respectively, compared to the total population figure of 64.3 per cent. Government is also taking other measures to improve housing for Māori and Pacific peoples, including through Progressive Home Ownership, MAIHI partnerships and our public housing build programme.
 - 64.2 Younger people where declining home ownership rates have been sharper.

- 64.3 Disabled people, particularly those with accessibility needs, who often experience more difficulty finding a home. The actions should positively impact on disabled people through increasing the supply of affordable housing for ownership and rent.

Human Rights

- 65 This paper is consistent with the New Zealand Bill of Rights Act 1990 and the Human Rights Act 1993.

Consultation

- 66 Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development has worked closely with the Te Tai Ōhanga – the Treasury and Kāinga Ora – Homes and Communities on the development of this paper.
- 67 Te Manatū Waka – the Ministry of Transport and Te Tari Taiwhenua – the Department of Internal Affairs, and Waka Kotahi – New Zealand Transport Agency were consulted on this paper.
- 68 The Department of the Prime Minister and Cabinet were informed.

Communications

- 69 Following Cabinet decisions on the precinct business cases, the Minister of Housing intends to make further announcements of investment into the LSPs from the Housing Acceleration Fund.
- 70 The Auckland LSPs are a strategic spatial growth priority for Auckland, and the LSP investment is of significant interest to Auckland Council. The Minister of Housing intends to liaise with the Mayor of Auckland on a potential joint announcement.

Proactive Release

- 71 It is our intention to proactively release this Cabinet paper, alongside announcements on the project.
- 72 Some content of the Tāmaki programme business case is commercially sensitive and will be redacted.

Recommendations

The Minister of Finance and the Minister of Housing recommend that the Committee:

- 1 **Note** that in May 2021, Cabinet agreed to hold up to \$2.3 billion from the Housing Acceleration Fund (HAF) for LSPs, with \$307 million for Eastern Porirua, and remaining \$1.996 billion for the Auckland LSPs [CAB-21-MIN-0190 refers].
- 2 **Note** that the portfolio Cabinet paper (*Advancing Large Scale Projects: Portfolio Decisions*) provides an overview of the LSP programme and seeks decisions to help manage the risk and delivery of the overall portfolio of LSPs.

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- 3 **Note** that the attached programme business case for the Tāmaki precinct (Appendix B) seeks to enable around 4,600 homes across three neighbourhoods and two projects, with build-out of homes over sixteen years.
- 4 **Note** that this paper seeks to allocate funding to the Tāmaki precinct from the \$1.996 billion Auckland HAF allocation.
- 5 **Note** the attached programme business case for Tāmaki (Appendix B) forecasts total revenue (excluding Auckland Council contribution) of \$685 million, and total costs of \$1.221 billion, resulting in a programme deficit of \$535 million based on a contingency calculation using a P50 methodology.
- 6 **Agree** that the total funding allocated to the Tāmaki Large Scale project from the Housing Acceleration Fund is \$496.5 million (inclusive of tranche one), which includes a project contingency of \$70.5 million.
- 7 **Note** that the companion Cabinet paper *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions* seeks agreement for the Ministers of Finance and Housing to retain \$280 million and consider allocating business cases on a case-by-case basis.
- 8 **Agree** that the funding seeks to enable around 4,600 homes with a third public, a third market, and a third affordable tenure mix across the precincts.
- 9 **Approve** the Tāmaki programme business case subject to changes as a result of Cabinet decisions.
- 10 **Delegate** authority to the joint Ministers of Finance and Housing endorsement of the final programme business cases, once satisfied that changes reflect Cabinet decisions.
- 11 **Note** that, subject to decisions in *Paper 1: Advancing the Auckland large-scale projects: portfolio decisions*, the joint Ministers of Finance and Housing will be delegated the authority to approve drawdown subject to their satisfaction with neighbourhood and infrastructure business cases.
- 12 **Note** the indicative breakdown of neighbourhood business cases below:
- 12.1 \$104 million in Glen Innes Northwest to enable around 1,419 homes, with completion expected by June 2031.
- 12.2 \$88 million in Point England to enable around 1,146 homes, with completion expected by June 2035.
- 12.3 \$149 million in Panmure North to enable around 1,410 homes, with completion expected by June 2038.
- 12.4 \$7 million for the Catalyst and Concord Projects to enable around 665 homes, with completion expected by the end of June 2026.
- 13 **Note** the indicative breakdown of infrastructure business cases below:
- 13.1 Collector road upgrades (one project to enable Panmure North): \$49 million

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- 13.2 Water supply (five projects to enable Glen Innes Northwest, Point England, Panmure North): \$25 million
- 13.3 Minor intersection upgrades (eight projects to enable Glen Innes Northwest, Point England): \$24 million
- 13.4 Stormwater (eight projects to enable Panmure North): \$20 million
- 13.5 Parks and community facilities (three projects to enable Panmure North): \$19 million
- 13.6 Wastewater (three projects to enable Glen Innes Northwest): \$12 million

Authorised for lodgement

Hon Grant Robertson

Minister of Finance

Hon Dr Megan Woods

Minister of Housing

Appendices

Appendix A: Key outputs enabled for Tāmaki

Homes enabled by neighbourhood business case				
	Public	Market	Affordable	Total
Glen Innes Northwest	473	473	473	1,419
Point England	382	382	382	1,146
Panmure North	470	470	470	1,410
Catalyst projects	202	216	182	600
Concord project	22	33	11	66
Total	1,549	1,574	1,518	4,640
Land remediation				
Dwellings removed			1,257	
Area of land enabled for housing			768,456m ²	
Area decontaminated and remediated			960,570m ²	

Appendix B: Tāmaki Precinct Programme Business Case