



29 April 2024

To: Andy

By email: fyi-request-25523-aecefc4f@requests.fyi.org.nz

Dear Andy,

Official Information Act request – Point England Works

On 21 February 2024, Tāmaki Regeneration Company (TRC) received your request for information under the Official Information Act 1982 (“the Act”). You requested the following information:

“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, Dempsy 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.”

On 1 March 2024, we emailed seeking clarification on your request. You responded that same day, clarifying the request as follows:

Question: How would you classify a project as “ongoing”?

Response: Ongoing means projects that are currently in flight and have not been delivered.

Question: When we specify “the suburb of Point England, Auckland”, we usually refer to the Point England neighbourhood as the area between Point England Rd and Tripoli Rd/Tuakiri St. Is this the correct area, or does your request relate to a wider area? If a wider area, we would appreciate clarification on the boundary.

Response:

Response: Correct between Point England Rd and Tripoli Rd/Tuakiri St 3.



Question: By “comprehensive project documentation” can you please clarify if this refers to the targeted documents that address the particular points you list in the request only.

Response: Documentation such as kick off, scope documents, project progress report, Budgets and line by line items of expenses incurred to date.

As your request for information within a specific area forms part of a larger redevelopment programme, there are very few documents relating only to that project. Accordingly, under section 16(e) of the Act, we have instead provided a summary of the information requested. Please see the table below for the list of documents.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Alongside this written response to your request, we extend an invitation for you to visit our website¹ or our offices to see and hear more about the work TRC carries out in Tāmaki.

Yours sincerely,

Nevada Lee-Mariu
Chief Advisor to the CEO
Tāmaki Regeneration
Email: nevada.lee-mariu@tamakiregeneration.co.nz

¹ www.tamakiregeneration.co.nz

Document name	Decision
Licence to Occupy – Stage 1 Point England and Panmure North, TOC50 – Larsen and Torino	Signatures redacted under section 9(2)(a) of the Act
TK-PE-024 Neighbourhood Detailed Programme Tāmaki (Point England)	Released in full
TK-PE-024 Architectural Drawing	Released in full

Summary of information

TRC develops homes across Point England, Panmure and Glen Innes. Most of our developments to date, and current developments, are in the Glen Innes and Panmure areas. The only project in scope of your request is superlot PEO24. PEO24 is one of 10 superlots in the Larsen and Torino development. The majority of the Larsen and Torino project falls in Panmure.

Superlot PEO24 is currently in the feasibility phase. Infrastructure civil works are expected to commence in July 2024 as part of the neighbourhood works for Point England Stage 1.

Demolition works on site were completed in January 2024 and the site is currently undergoing remediation with civil works expected to commence in July 2024.

Masterplanning iteration is complete for the Larsen and Torino project and work is underway to seek Board approval to move to the resource consent design phase. Some superlots are challenging due to irregular design, resulting from adjacent privately held land, and alignment with Kāinga Ora infrastructure.

A development has several stages: design, civil works (preparing land for development), consenting and vertical construction. At this stage, the Larsen and Torino project has been temporarily transferred to Kāinga Ora to manage the delivery of the civils stage, so the superlots are ready for development. Within TRC, we have prepared draft plans for superlot PEO24 with current plans indicating we should be able to build 27 Public (State) and Shared Home Ownership homes on that superlot (no market homes are planned). This is indicative only and requires Board approval, resource and building consents, as well as consultation with the Crown and Auckland Council.

A final decision on the number of homes is likely to occur later this year, when we lodge a resource consent application. As we are in early stages, we do not have a budget set for this project. We will go out to tender, typically seeking pricing from three or more building providers, to ensure construction costs are competitive.

In terms of suppliers, civil works are managed by Kāinga Ora using a construction alliance called LEAD Alliance (previously Piritahi). LEAD is a consortium of suppliers in the civil infrastructure industry. LEAD may use subcontractors for the delivery of civil works, but that list of contractors is not information held by TRC. As noted, a vertical construction supplier will likely be selected next year (2025).