OC260669

4 September 2026

[redacted]

Tēnā koe [redacted]

Thank you for your email received by the Ministry for Cities, Environment, Regions, and Transport (the Ministry) on 10 August 2026 , requesting the following under the Official Information Act 1982 (the Act):

> "All meetings held by members of your agency with Labour MPs and/or staff since February 10, 2025.
>
> Information should include:
> - Date and purpose of meetings
> - Any notes taken by your agency from the meeting.
> - Any material produced and/or sent from the meeting by your agency
> - Any material produced and/or sent from the meeting from Labour MPs/staff, received by your agency.
> - Any recollection of the meeting material, either through documentation, emails, texts, or memory.
>
> I am also requesting the same information for both the Green Party (MPs and staff), and Te Pati Māori (MPs and staff).
>
> I am happy if you wish to treat the requests for the Green Party and Te Pati Māori as separate OIA requests, if you deem that feasible and/or more appropriate."

On 18 August 2026, the Ministry reached out to you to confirm if our interpretation of your request was correct which was that you are seeking information in relation to the meetings directly organised and held by officials. You confirmed that was correct on 27 August 2026.

On 1 July 2026, the functions of the Ministry for the Environment, the Ministry of Transport, the Ministry of Housing and Urban Development, and local government functions from the Department of Internal Affairs were combined into the Ministry for Cities, Environment, Regions and Transport.

I am responding on behalf of all the foundation agencies of the Ministry.

There are five documents in scope of your request which are released with some information withheld under section 9(2)(a) of the Act to protect the privacy of natural persons. The document schedule attached as Annex 1 outlines how these documents have been treated.

With regard to the information that has been withheld under section 9 of the Act, I am satisfied that the reasons for withholding the information at this time are not outweighed by public interest considerations that would make it desirable to make the information available.

If you would like to discuss this decision with us, please do not hesitate to contact us at OIA@mcert.govt.nz.

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

Please note that due to the public interest in our work, the Ministry publishes our Official Information Act responses and the information contained in our reply to you may be published on its website. Before publishing we will remove any personal or identifiable information.

Nāku noa, nā

GPollard

Gabriel Pollard
Acting Manager, Government Services (H)
Ministry for Cities, Environment, Regions, and Transport

Document schedule

#	Date	Title	Decision
1	9 March 2025	Email From: Hannah Mcgregor to Jessica Garland; Fiona Coughlan Subject: Summary of meeting	Released in full.
2	11 March 2025	Email From: Hannah Mcgregor to Darashpreet Johal (Guest) Subject: Summary of meeting with MP for Mt Albert re: Carrington Residential Development	Released with some information withheld under section 9(2)(a).
3	15 May 2025	Email From: Hannah Mcgregor to Darashpreet Johal (Guest) Subject: HUD2025-007112 Aide Memoire - Labour MP Site briefing Attachment: HUD2025-007112 Aide Memoire - Labour MP Site briefing - to MO	Released with some information withheld under section 9(2)(a).
4	20 May 2025	Email From: Fiona Coughlan to Carmel Sepuloni EA Subject: RE: Request for visit to Carrington Residential Development Attachment: HUD2025-007112 Aide Memoire - Carrington Te Kukunga Waka Site Overview	Released with some information withheld under section 9(2)(a). The attached document duplicates the attachment in Document #3.
5	20 May 2025	Email From: Hannah Mcgregor to Darashpreet Johal (Guest) Subject: Overview of site visit to Carrington on 20 May	Released in full.

Neha Pawar

From: Hannah Mcgregor
Sent: Sunday, 9 March 2025 9:34 pm
To: Jessica Garland; Fiona Coughlan
Cc: Delivery Requests; Vikki Regnaud
Subject: Summary of meeting

Kia ora kōrua

Apologies, I can't remember if anyone else needed to be on this email?

The thumbnail summary of my meeting on Friday with Helen White, MP for Mt Albert as follows:

- we met at her office, two members of her team were also around and about but they didn't join the discussion
- she sketched out a few brief notes
- as signalled in the meeting set up, she wanted to get some background on the project, including as she intends to hold a public meeting to discuss the results of the survey indicating local dissatisfaction with the project
- she noted the other agencies invited (AT and MOE) had also declined to meet, and that she felt this wasn't going to be a very good look for us
- she noted key concerns of the community included:
    - open space, including sportsfields
    - schooling (lack of, and mentioned both primary and secondary)
    - the sanctuary gardens

- I noted:
    - the Rōpū were leading masterplanning and delivery under Treaty settlement, and gave her the names of the project partners.
    - the project was roughly in thirds, with lower volume and density towards the south, higher volume and density towards the north,
    - the sanctuary gardens affect a Waiohua parcel in the centre, and there is a resource consent for that land.
    - the Ministry of Education were/are responsible for school network planning, and I wasn't in a position to comment on their intentions.
    - as far as public open space provision was concerned, we need to agree an outcome with Council but (as per our letter) we aren't in a position to engage on this because the plan change is still before the Hearings Commissioners, who are yet to report. The outcome of that could be a decision which lands, or a decision and an appeal. However, for the time being decisions on open space are sitting with them.
    - However, I didn't think sportsfields – while theoretically something the Commissioners could propose – were a realistic prospect, and Council had other options to provide them.
    - similarly, Sanctuary Gardens currently before the High Court, and could be further process to come.
- She asked a little bit about my role, which I don't think I explained very well, but she did ask if I was an engineer, which was exciting for me.
- I said I thought it was a bit odd AT weren't attending as they had done a lot of community engagement on the Carrington Road widening, and seemed happy to meet with anyone, any time.

Ngā mihi,

Hannah

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Neha Pawar

From: Hannah Mcgregor
Sent: Tuesday, 11 March 2025 12:01 pm
To: Darashpreet Johal (Guest)
Cc: Delivery Requests; Fiona Coughlan; Jessica Garland; Vikki Regnaud
Subject: Summary of meeting with MP for Mt Albert re: Carrington Residential Development

Hi Dara

I met with Helen White, MP for Mt Albert, last Friday afternoon to provide her with an overview of the Carrington Residential Development. The background context was the survey she conducted locally on existing resident's views on the project, and the issues that were raised, particularly around open space provision (including sports fields), increased traffic on local roads, pressure on schools and the preservation of the sanctuary gardens.

The meeting canvassed many of the same subjects as our letter, including noting HUD's role facilitating the project as opposed to the Rōpū role leading masterplanning and delivery, Council's role as the provider of public open space / parks (and the pending decision from Council's Hearings Commissioner's on our plan change, which will include decisions on open space), Auckland Transport's role on roads, and Ministry of Education's in school network planning. We also briefly touched on the Sanctuary Gardens, i.e. that everyone is waiting for a decision from the High Court.

Let me know if there are any questions, or any further details I can provide

Kind regards

Hannah

Hannah Mcgregor
Product Lead I Development Tools
Hannah.Mcgregor@hud.govt.nz | Phone +64 4 832 2439 | s 9(2)(a)
www.hud.govt.nz | Level 7, 45 Queen Street, Auckland

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[IN-CONFIDENCE:RELEASE EXTERNAL]

Neha Pawar

From: Hannah Mcgregor
Sent: Thursday, 15 May 2025 9:10 am
To: Darashpreet Johal (Guest)
Cc: Delivery Requests; Ministerial Service Workflow; Vikki Regnaud; Fiona Coughlan; Jessica Garland; Ministerial Services
Subject: HUD2025-007112 Aide Memoire - Labour MP Site briefing
Attachments: HUD2025-007112 Aide Memoire - Labour MP Site briefing - to MO.docx

Good morning Dara

as previously discussed with the office, please find attached a copy of the note that we have compiled for the Labour Party MPs visiting the Carrington Residential Development in Mt Albert, Auckland on Monday 19 May with officials.

Let us know if any questions or comments.

Kind regards

Hannah

Hannah Mcgregor
Product Lead I Development Tools
Hannah.Mcgregor@hud.govt.nz | Phone: +64 4 832 2439 | s 9(2)(a)
www.hud.govt.nz | Level 7, 45 Queen Street, Auckland

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Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Aide mémoire

OVERVIEW OF CARRINGTON RESIDENTIAL DEVELOPMENT (TE KUKŪNGA WAKA)			
Date	20 May 2025	**Priority**	Routine
Tracking number	HUD2025-007112		

CONTACT FOR DISCUSSION			
Name	**Position**	**Telephone**	**1st contact**
Fiona Coughlan	Manager, Development Tools	s 9(2)(a)	✓

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Purpose

1. The purpose of this aide memoire is to provide some background on Te Kukūnga Waka or the Carrington Residential Development (the **project**), which is a housing development of 4,000 – 4,500 homes in Mt Albert, Auckland being facilitated by the Ministry of Housing and Urban Development (the **Ministry**) but being delivered by three Auckland Rōpū, Marutūāhu, Ngāti Whātua and Waiohua-Tāmaki.

Background

The Crown's landholdings

2. The Crown progressively acquired the land held for housing, in three tranches, between 2018 and 2022. The Crown acquired parcels of land from Unitec in 2018 and 2022 and acquired land from the owner of the Taylor's Laundry site in 2020, subject to the existing lease to the laundry.

3. The project is within the Auckland Unitary Plan's Te Auaunga Precinct planning regime. The current landowners within the Precinct are:

   a. the Crown for housing (39.7 hectares);

   b. Unitec (13.4 hectares);

   c. Health New Zealand – Te Whatu Ora for the Mason Clinic (6 hectares);

   d. Ngāti Whātua Orakei Whai Rawa (4.4 hectares).[1]

4. Unitec has been handing the land over for development in stages, as it consolidates its campus and carparking, with most of the land within the project now available for housing development.

5. The project benefits from:

   a. proximity to both the Pt Chevalier and Mt Albert town centres;

   b. the City Rail Link, in that it is on the edge of the walkable catchments for both the Mt Albert and Baldwin Avenue train stations. Travel time will reduce from around 20 minutes to ~ 10 minutes to the city centre;

   c. the North-Western Cycleway, which provides cycle access to the central city and further west, and the Waterview Shared Path, which provides cycle access to the south;

   d. the Carrington Road widening project, which is being delivered by Auckland Transport with support from Infrastructure Acceleration Funding, and includes a Watercare upgrade to their watermain;

[1] This is land the iwi has held since the 1990's and is separate from the land Ngāti Whātua is acquiring from the Crown for housing.

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e. the Pt Chevalier stop on the future Northwest Busway; and

f. Watercare wastewater network improvements that were consented alongside the Central Interceptor.

6. The project is also identified in Auckland Council's Future Development Strategy although infrastructure constraints are noted.

Framework including Treaty redress obligations

7. The 39.7 hectares of land the Crown holds for housing is subject to the Housing Act 1955 and the Public Works Act 1981, and is to be developed or disposed of for housing purposes. It is also subject to the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014, where it is identified as right of first refusal land in favour of the Collective.

8. The Ministry administers the Treaty obligations on behalf of the Crown through the Land for Housing Programme (the **Programme**). The Collective's three Rōpū – Marutūāhu, Ngāti Whātua and Waiohua-Tāmaki – are receiving the development opportunity for the project and the Programme's framework applies.

9. The Programme settings provide that at least 30 percent of the new homes must be a mix of affordable housing, social housing, built to rent, or progressive home ownership homes Land for housing - Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development.

10. The Rōpū have agreed the division of the project site, roughly into thirds, and each is leading a portion of the development under the overarching plan established by the Reference Masterplan and Strategic Framework. This was produced in 2019 and is available at Te Kukūnga Waka (Carrington residential development) - Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development.

11. The Rōpū, and their development subsidiaries are responsible for the following aspects of the project, in their respective land allocations:

a. funding and financing;

b. masterplanning;

c. planning and consenting;

d. civil works, including the delivery of public and private infrastructure;

e. housing construction to completion / turn-key;

f. marketing and sales; and

g. development risk, except to the extent any underwrite is agreed.

12. The land is being sold to the Rōpū development entities, in stages, as the project progresses under development agreements with the Crown.

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Development progress

13. In 2020 the Rōpū received $75 million in shovel-ready funding to contribute to the project's site clearances and infrastructure upgrades. The majority of this infrastructure is currently going through the process to transfer (vest) to Auckland Council, as new public roads, stormwater, wastewater and potable water networks.

14. The internal infrastructure will have capacity for ~ 6,000 homes, as it has been future proofed. However, the most likely outcome for the project is between 4,000 and 4,500 homes, based on what is likely to be development feasible, and as there are external network constraints for higher yields.

15. The project was listed in the Covid-19 Recovery (Fast Track Consenting) Act 2020. Five resource consents for housing were granted under this regime, with a further two consents currently being processed by Auckland Council. The project is also listed in the Fast-track Approvals Act 2024. A summary of the current housing resource consents is attached is Annex 2. The first completed homes are due in Q4 2025.

16. In March 2025, the project plan change PC94 was granted by Hearing Commissioners. This plan change, among other things,

    a. rezones land acquired by the Crown from Unitec from an education zoning to a housing enabling zoning;

    b. enables additional height in parts of the Precinct;

    c. provides for 4.5 hectares of open space.

17. The appeal period for the plan change closed on 13 May 2025, and some appeals have been received.

School site

18. The Ministry of Education is responsible for decisions on whether a school is required within the project. The project is currently in zone for Waterview Primary and Avondale College, and out of zone for Gladstone Primary.

Public objections to the development

19. There have been two formal objections to the development, as well as public submissions on the plan change raising concerns with matters such as the provision of open space, infrastructure capacity and the preservation of trees.

20. The first formal objection to the development involved an application for judicial review. The applicant was the Pt Chevalier Social Enterprise Trust and the defendant was Auckland Council. The subject of the High Court application was the Council's decision to grant non-notified resource consent to the Rōpū to demolish a portion of the southern wings of the Main Oakley Hospital Building as part of their infrastructure works. The applicant was unsuccessful. Note the Main Oakley Hospital Building remains subject to heritage protections, as it is Category 1/A listed.

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21. The second, and ongoing, formal objection was lodged by the Sanctuary Gardens Mahi Whenua Incorporated Society. The Society lodged a caveat on one of the Crown's titles to seek to preserve their community garden. The High Court heard from the Society and the Crown in December 2024, and we are currently waiting on a judgment. There is a resource consent for housing on this title. The caveat is not currently delaying that development but could do so depending on the outcome of the court judgment and any actions that follow.

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Annex A: Overview of project site



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Key: Ngāti Whātua Rōpū lots: Grey Waiohua-Tāmaki Rōpū lots: Yellow Marutūāhu Rōpū lots: Blue

Ngāti Whātua Orakei Whai Rawa private holdings: Pink

Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Annex B: Overview of housing resource consents

Fast track consents

Wairaka Precinct Stage 1 – Ngāti Whātua Rōpū for 50 homes

Te Whenua Haa Ora – Ngāti Te Ata (Waiohua Rōpū) for 509 homes

Maungārongo RC1 – Marutūāhu Rōpū for 381 homes

Maungārongo RC2 – Marutūāhu Rōpū for 266 homes

Maungārongo RC3 – Marutūāhu Rōpū for 274 homes

Council consents

Te Ahi Kaa – Te Ākitai (Waiohua Rōpū) for 42 homes

Wai o Raka – Te Kawerau ā Maki (Waiohua Rōpū) for 45 homes

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Neha Pawar

From: Fiona Coughlan
Sent: Tuesday, 20 May 2025 6:40 pm
To: Carmel Sepuloni EA
Subject: RE: Request for visit to Carrington Residential Development
Attachments: HUD2025-007112 Aide Memoire - Carrington Te Kukunga Waka Site Overview.docx

The attached document duplicates the attachment in Document #3.

Kia ora Joseph
It was nice to meet Carmel and Helen for the walking tour.
Attached is an AM for their reference, much of it we discussed as we walked so this might be helpful.

Ngā mihi
Fiona Coughlan

From: Carmel Sepuloni EA CarmelSepuloni.EA@parliament.govt.nz
Sent: Wednesday, May 14, 2025 1:48 PM
To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Subject: FW: Request for visit to Carrington Residential Development

Kia ora Fiona,

Thanks for your email.

I have noted the down for Carmel, and thank you for the tip re walking shoes.

Cheers

Noho ora mai,

Joseph Estabillo (he/him) | **Executive Support and Researcher**
Office of Hon. Carmel Sepuloni MP – Deputy Leader of the Opposition
s 9(2)(a) Email CarmelSepuloni.EA@parliament.govt.nz

Authorised by Carmel Sepuloni MP, Parliament Buildings, Wellington

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From: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Sent: Wednesday, 14 May 2025 1:39 PM
To: Carmel Sepuloni EA <CarmelSepuloni.EA@parliament.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Joseph

We propose to meet at the point where Phyllis Street meets the Waterview Shared Path, beside Phyllis Reserve, which is immediately to the south of the Precinct.

There is parking available at Phyllis Reserve, or on-street on Phyllis Street.
Please see attached a mark up on a map.

Contact phone numbers on the day in case there are any issues with finding the meeting spot are:

Fiona Coughlan – s 9(2)(a)

Hannah McGregor – s 9(2)(a)

As there will be a bit of walking on the day, please ask everyone attending to wear comfortable walking shoes.

Ngā mihi
Fiona

From: Carmel Sepuloni EA CarmelSepuloni.EA@parliament.govt.nz
Sent: Wednesday, May 14, 2025 12:36 PM
To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Fiona,

Following up on the below, please.

Thank you kindly

Noho ora mai,

Joseph Estabillo (he/him) | **Executive Support and Researcher**
Office of Hon. Carmel Sepuloni MP – Deputy Leader of the Opposition
s 9(2)(a) | Email CarmelSepuloni.EA@parliament.govt.nz

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From: Carmel Sepuloni EA
Sent: Wednesday, 7 May 2025 4:51 PM
To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Fiona,

Confirming this date below. Could you please confirm the address of the development for transport purposes?

Noho ora mai,

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Joseph Estabillo (he/him) | **Executive Support and Researcher**
Office of Hon. Carmel Sepuloni MP – Deputy Leader of the Opposition
s 9(2)(a) | Email CarmelSepuloni.EA@parliament.govt.nz

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From: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Sent: Tuesday, 6 May 2025 8:41 AM
To: Carmel Sepuloni EA <CarmelSepuloni.EA@parliament.govt.nz>
Cc: Hannah Mcgregor <Hannah.Mcgregor@hud.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Joseph
The date of 19 May for a 10am start works for the HUD team, which will be Hannah McGregor and myself.

I'm based in Wellington and will start arrangements to book flights. If you could let me know as soon as possible the confirmed date, that would be great so the flights can be confirmed.
Thanks
Ngā mihi
Fiona Coughlan

From: Carmel Sepuloni EA <CarmelSepuloni.EA@parliament.govt.nz>
Sent: Monday, May 5, 2025 3:19 PM
To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Fiona,

Thanks for your email.

Our office is currently coordinating between respective Labour MPs who are interested in joining for this visit and we have tentatively pencilled on the 19th of May for a 10am start time. This is pending approval from one other MP.

I'd like to check if this is a date that works on your end?

Thank you

Noho ora mai,

Joseph Estabillo (he/him) | **Executive Support and Researcher**
Office of Hon. Carmel Sepuloni MP – Deputy Leader of the Opposition
s 9(2)(a) | Email CarmelSepuloni.EA@parliament.govt.nz

Authorised by Carmel Sepuloni MP, Parliament Buildings, Wellington

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From: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Sent: Wednesday, 30 April 2025 2:14 PM
To: Carmel Sepuloni EA <CarmelSepuloni.EA@parliament.govt.nz>
Cc: Hannah Mcgregor <Hannah.Mcgregor@hud.govt.nz>
Subject: RE: Request for visit to Carrington Residential Development

Kia ora Joseph

Thank you for your letter regarding a visit to the Carrington Residential Development.

We would be happy to arrange a visit to site.
Could you please let me know some dates which work for your MPs and any staff, and we'll arrange with our HUD staff, and come back to you.

Look forward to hearing from you.
Ngā mihi

Fiona Coughlan

Ngā mihi, nā
Fiona Coughlan (her/she)
Manager – Development Tools Delivery

fiona.coughlan@hud.govt.nz | s 9(2)(a)
www.hud.govt.nz| Level 7, 7 Waterloo Quay, Wellington 6011
PO Box 82, Wellington 6140



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From: Carmel Sepuloni EA <CarmelSepuloni.EA@parliament.govt.nz>
Sent: Tuesday, April 29, 2025 2:38 PM
To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>
Subject: Request for visit to Carrington Residential Development

Kia ora Fiona,

I am writing to you after our office has received correspondence from Hon Chris Bishop with regards to coordinating a site visit to the Carrington Residential Development. Please see the letter attached.

There is real interest from the Labour Party on this development, and we would like to organise a site visit with a couple of key Labour MPs including Hon Carmel Sepuloni and local MP Helen White, and if possible, other Labour MPs with relevant portfolios.

Let me know if we can set up an initial meeting or chat with regards to logistics. This is a priority engagement for us and we're looking forward to hearing from you.

Thank you kindly.

Noho ora mai,

Joseph Estabillo (he/him) | **Executive Support and Researcher**
Office of Hon. Carmel Sepuloni MP – Deputy Leader of the Opposition
s 9(2)(a) Email CarmelSepuloni.EA@parliament.govt.nz

Authorised by Carmel Sepuloni MP, Parliament Buildings, Wellington

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Disclaimer

Document 5

From: Hannah Mcgregor
To: Darashpreet Johal (Guest)
Cc: Fiona Coughlan; Delivery Requests; Ministerial Services; Bronwyn Lauten
Subject: Overview of site visit to Carrington on 20 May
Date: Tuesday, 20 May 2025 7:20:36 pm
Attachments: image007.png
image009.png
image011.png

Kia ora Dara

A brief note on the site visit yesterday to Carrington with Hon Carmel Sepuloni, MP for Kelston and Helen White, MP for Mt Albert, please let me know if you need any more details. We've also noted in the weekly report that the site visit has been completed.

- Visit was around an hour, and involved a walk through.
- Main point of discussion was community engagement, and the MPs view there should be more of this, based on Ms White's sense there was quite a bit of angst in the community. We noted the plan change had given the public an opportunity to provide feedback on the RMA settings for the project, but at a more detailed level the developers are responsible for any engagement, as they are leading the delivery.
- We were also asked around co-ordination on services within the site, particularly community facilities (libraries etc, since the Pt Chevalier library recently closed), health and education.
    - We noted Council are the lead on community facilities, and we understood they had engaged with the Rōpū developers.
    - Ms Sepuloni noted she had received a response to her letter to the Minister of Health about GP provision that identified a potential shortage, but advised something like (paraphrasing, we haven't seen the correspondence) decisions on specific GP locations were commercial.
    - We received questions around a school site, and Ms White seemed particularly concerned about Avondale College (noting there has never been, as far as we are aware, a proposal from MoE for a secondary school at the site). We advised a school site is something MoE could still advance with the Rōpū, and is sitting with them.

Kind regards

Hannah

Hannah Mcgregor

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