

16/04/2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request dated 19 February 2025, for information under the Official Information Act 1982 (the Act):

“Attached is an Official Information Act request from the Manawatu Tenants’ Union regarding Kāinga Ora-owned vacant land. We are requesting a full list of all empty land holdings, their addresses, and details of their development status prior to the recent government halt on Kāinga Ora projects.

This information is sought to assess the extent of unused public land and understand the impact of paused developments. We ask that the data be provided in an electronic format that is searchable and filterable, ideally as a CSV file compatible with Excel.”

On 19 February 2025 this was clarified to:

- vacant land as at 31 December 2024
- the status of the land above, as at 31 July 2024 (before the revised Letter of Expectation was received by Kāinga Ora).

“Vacant land” includes:

- vacant land bought by Kāinga Ora that had not been redeveloped as at 31 December 2024
- vacant land pending redevelopment (homes having been demolished or relocated)
- sites with homes that have been vacated by tenants, pending redevelopment.

The reply date was extended to 5 May 2025 under section 15A(1)(a) of the Act, as the request is for a large quantity of official information or necessitates a search through a large quantity of information and meeting the original time limit would unreasonably interfere with the operations of the department or the venture or the Minister of the Crown or the organisation.

In response to your request

Please find attached the information requested where this is held by Kāinga Ora.

Attachment 1 is an Excel worksheet that lists the street name and location of 409 vacant sites.

This information was collated from two separate sources of vacant land information held by Kāinga Ora.

- information centrally recorded in Kāinga Ora systems, as at 31 January 2025
- information held by Kāinga Ora investment and development staff, as at 31 December 2024.

Kāinga Ora does not centrally hold information on vacant land status as at 31 July 2024. I am therefore refusing this part of your request under section 18(f) of the Act, as the information requested cannot be made available without substantial collation and research.

Further information

Between 2017 and 2023 Kāinga Ora was directed to significantly grow the country's stock of social housing. To achieve this, it bought land and planned the redevelopment of sites with existing homes in parts of the country where there was an identified need for more social housing.

Much of that land has since been developed with new housing. Over the two years to 30 June 2026, Kāinga Ora will be adding a further 2,650 homes to the social housing stock, which will include building homes on some of those sites.

Over the same period, Kāinga Ora also purchased land in its role as urban developer, including under the Land Programme which was established by the previous Government through decisions in Budget 2021. The Land Programme enabled Kāinga Ora to borrow up to \$2 billion to strategically purchase land to increase the pace, scale and mix of housing developments, including more affordable housing, and is separate from other Kāinga Ora land acquisition programmes (i.e. social homes land acquisition) as it was focused on land supply to deliver broader urban development outcomes. Some of these sites are listed in Attachment 1.

The attached list also includes vacant sites within the Auckland and Porirua Kāinga Ora Large-Scale Projects (LSPs). These are long-term urban development programmes involving redevelopment of brownfield land to enable a mix of social and market housing to be delivered.

The information we hold shows 409 sites currently remain undeveloped or are in the process of redevelopment (where homes have been removed to be replaced by new warm and dry homes) across New Zealand.

Under the current direction to shift focus from growing our housing portfolio to investing in our existing homes, not all the undeveloped land will be required in the future and fewer sites will be redeveloped. Therefore, Kāinga Ora is determining which sites should be kept for potential development later and which ones could be sold. Where we do sell land, we will seek to get a fair market price, and the money will be reinvested to improve the quality of our existing homes or to reduce debt.

It is not unusual for there to be a time lag between when a developer initially plans new homes and when these are built. Before Kāinga Ora develops or redevelops land, it undertakes thorough planning and design work to ensure best value for money, the development is a good fit for the neighbourhood, and that it will bring the best outcomes for the people who will live there, their neighbours and the wider community.

Occasionally extensive remediation of the land, complex consenting processes or other unforeseen development issues can require additional time to remedy these matters before construction can begin.

Changing economic conditions and rising build costs can also affect the feasibility of a project. This can sometimes mean a proposed development becomes overly complex or no longer financially viable to proceed with as originally planned. In these situations, we may explore other options such as re-designing the project, partnering with a developer to enable an appropriate mix of housing, or

selling the land. 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



Gareth Stiven
General Manager, Strategy, Finance and Policy

Attachment 1 - vacant land owned by Kainga Ora

Information from investment and development staff as at 31 December 2024

Street	Location
Don McKinnon Dr	Albany
Wastney Road	Alfriston
Vincent Street	Auckland Central
Aspen Street and Victor Street	Avondale
Elm Street and Racecourse Parade	Avondale
Holbrook Street	Avondale
Riversdale Road	Avondale
Gemini Place	Beach Haven
Gardiner Street	Blenheim
Gardiner Street	Blenheim
Graham street	Blenheim
Muller Road	Blenheim
Muller Road	Blenheim
Scott Street	Blenheim
Weld Street	Blenheim
Bolton Street	Blockhouse Bay
Marlowe Road	Blockhouse Bay
Marlowe Road	Blockhouse Bay
Upper Queen Street	Central Auckland
Aorangi Road and Hollyford Avenue	Christchurch
Bayley Place	Christchurch
Bellbrook Crescent	Christchurch
Blenheim Road and Arthur Street	Christchurch
Briggs Road	Christchurch
Ferry Road and Olliviers Road	Christchurch
Ferry Road and Olliviers Road	Christchurch
Glade Avenue and Sorensons Place	Christchurch
Homer Place	Christchurch
Main South Road and Ballantyne Avenue	Christchurch
Onawe Place	Christchurch
Racecourse Road	Christchurch
Riccarton Road	Christchurch
Riselaw Street	Christchurch
Skipton Street	Christchurch
Awatere Street	Clover Park
Clutha Crescent	Clover Park
East Street	Drury
Jesmond Road	Drury
Albertson Avenue	Dunedin
Brockville Road	Dunedin
Carroll Street	Dunedin

Kaikorai Valley Road	Dunedin
Morris Street	Dunedin
Stafford Street	Dunedin
Woodward Street East	Featherston
Charles Street	Feilding
Edinburgh Street	Feilding
McCorkindale Street	Feilding
Monmouth Street	Feilding
Cook Street	Foxton
Abbott Street	Gisborne
Cavendish Crescent	Gisborne
Dalton Street	Gisborne
Donna Street	Gisborne
Endeavour Street and Centennial Crescent	Gisborne
Huxley Road	Gisborne
Lawrence Street	Gisborne
MacDonald Street	Gisborne
Maude Street	Gisborne
Miro Street	Gisborne
Queens Road	Gisborne
Ranfurly Street	Gisborne
Ranfurly Street	Gisborne
Seddon Street	Gisborne
Tyndall Road	Gisborne
Brandon Road	Glen Eden
Cardinal Place	Glendowie
Cranbrook Place	Glendowie
Hamilton Street and Oxford Street	Gore
Firth Street	Greymouth
East Street	Greytown
Amethyst Place	Hamilton
Breckons Avenue	Hamilton
Breckons Avenue	Hamilton
Byron Road	Hamilton
Byron Road	Hamilton
Camden Place	Hamilton
Emerson Place	Hamilton
Heath Street	Hamilton
Hukanui Road	Hamilton
Jamieson Crescent	Hamilton
Lorne Street	Hamilton
Mardon Road	Hamilton
Norrie Street	Hamilton
Sare Crescent	Hamilton
Flaxmere Alleyway	Hastings
Gordon Road	Hastings
Grove Road	Hastings
Grove Road	Hastings

Kaiapo Road	Hastings
Karamu Road and Pattison Road	Hastings
Pattison Road	Hastings
Lipscombe Crescent	Havelock North
Riverpark Crescent	Henderson
Universal Drive	Henderson
Makahuri Place and Onepoto Road	Hicks Bay
Guerin Street	Kaikohe
Kiwi Street	Kaikoura
Awakino Road	Kaipara
Donald Road	Kaitaia
Worth Street	Kaitaia
Middlebrook Drive	Kaitkati
Newall Street	Kawerau
Paterson Place	Kawerau
Payne Crescent	Kawerau
Peter Lipka Drive	Kawerau
Kerikeri Road	Kerikeri
New North Road	Kingsland
School Road	Kingsland
Goldsmith Crescent	Levin
Kawiu Road	Levin
Kebbell Avenue	Levin
Rugby Street and Raleigh Street	Levin
Athlone Crescent and Stellin Street	Lower Hutt
Collingwood Street	Lower Hutt
Colson Street	Lower Hutt
Feist Street, Seddon Street and Newcombe Street	Lower Hutt
Fleet Street	Lower Hutt
Fraser Crescent	Upper Hutt
George Street	Lower Hutt
Jackson Street	Lower Hutt
Kowhai Street	Lower Hutt
Oxford Terrace and Lincoln Avenue	Lower Hutt
Poole Street	Lower Hutt
Waiwhetu Road	Lower Hutt
Whites Line East	Lower Hutt
Wood Street	Lower Hutt
Mangere Road	Mangere
Crawford Avenue	Mangere Bridge
Esperanto Road	Manukau
Laurelia Place	Manukau
Laurelia Place	Manukau
Laurelia Place	Manukau
Wallson Crescent and Great South Road	Manukau
Burbank Avenue	Manurewa
Coxhead Road	Manurewa
Mahia Road	Manurewa

Nina Place	Manurewa
Thompson Terrace	Manurewa
Thompson Terrace	Manurewa
Thompson Terrace	Manurewa
White Road	Manurewa
Beauchamp Drive and Reverie Place	Massey
Price Terrace	Matamata
High Street	Motueka
Renton Road	Mount Albert
Lynton Road	Mount Wellington
New North Road	Mt Albert
Peace Ave and Bernard Street	Mt Wellington
Bledisloe Road	Napier
Bledisloe Road	Napier
Carlyle Street	Napier
Carnell Street	Napier
Fitzgerald Place, Masefield Avenue, and Percy Spiller Avenue	Napier
Fitzgerald Place, Masefield Avenue, and Percy Spiller Avenue	Napier
Lister Crescent	Napier
Lister Place, Lister Cres and Geddis Avenue	Napier
Longfellow Avenue	Napier
Norrie Place	Napier
Percy Spiller Avenue	Napier
Percy Spiller Avenue and Bestall Street	Napier
Riverbend Road	Napier
Williams Street	Napier
Wynyard Crescent	Napier
Atawhai Drive	Nelson
Nile Street	Nelson
Polstead Road	Nelson
Salisbury Road	Nelson
The Ridgeway	Nelson
Waimea Road	Nelson
Wellington Street	Nelson
York Terrace	Nelson
Reid Road	New Lynn
Totara Avenue	New Lynn
Kopiri Place	New Plymouth
Atiawa Street	New Plymouth
Banks Street	New Plymouth
Eliot Street and Lemon Street	New Plymouth
Glenpark Avenue	New Plymouth
Kauri Street	New Plymouth
Kopiri Place	New Plymouth
Resolution Place	New Plymouth
Tumai Street	New Plymouth
Tupoki Street	New Plymouth
Mulgan Street	New Windsor

New North Road	New Windsor
Westminster Street	New Windsor
Fairmont Street	Ngaruawahia
North Street	Ngaruawahia
Sims Street	Ngaruawahia
Church Street	Onehunga
Jordan Avenue	Onehunga
Mount Smart Road	Onehunga
Mount Smart Road	Onehunga
Mount Smart Road	Onehunga
Mount Smart Road	Onehunga
Balnevis Place and Bradbant Street	Opotiki
Buchanan Street	Opotiki
Ford Street	Opotiki
Ford Street	Opotiki
Ford Street	Opotiki
Goring Street	Opotiki
Goring Street	Opotiki
Union Street	Opotiki
Blampied	Otara
East Tamaki Road	Otara
Fisher Crescent	Otara
Kingsford Place	Otara
Laxon Avenue	Otara
Otara Road	Otara
Preston Road	Otara
Rapson Road	Otara
Botanical Road	Palmerston North
Brighton Crescent	Palmerston North
Buxton Place and Crewe Crescent	Palmerston North
Cardiff Street and Ferguson Street	Palmerston North
Charwell Place	Palmerston North
Church Street	Palmerston North
Coventry Street and Hull Place	Palmerston North
Crewe Crescent and Bolton Place	Palmerston North
Cuba Street	Palmerston North
Exeter Crescent	Palmerston North
Exeter Crescent	Palmerston North
Galway Avenue	Palmerston North
Hendon Place	Palmerston North
Manson Street	Palmerston North
Milson Line	Palmerston North
Robinson Crescent	Palmerston North
Ronberg Street	Palmerston North
Rugby Street and Raleigh Street	Palmerston North
Smithfield Road	Palmerston North
South Street	Palmerston North
Thames Street	Palmerston North

Tui Place	Palmerston North
Tweed Street	Palmerston North
Upham Terrace	Palmerston North
Upham Terrace	Palmerston North
Citril Place	Papakura
Eastburn Street	Papakura
Fulmen Place	Papakura
Game Place	Papakura
Game Place	Papakura
Game Place	Papakura
Game Place	Papakura
Game Place	Papakura
Old Wairoa Road	Papakura
Redcrest Avenue	Papakura
Redcrest Avenue	Papakura
Smiths Avenue	Papakura
Great South Road	Papatoetoe
Margaret Road	Papatoetoe
Peverill Crescent	Papatoetoe
Raumat Road and Kiwi Road	Paraparaumu
Bedford Street	Porirua
Gear Terrace	Porirua
Maher Place	Porirua
Mungavin Avenue	Porirua
Mungavin Avenue	Porirua
Te Pene Avenue	Porirua
Te Pene Avenue	Porirua
Beatty Road	Pukekohe
Garnet Place	Rotorua
Harold Crescent	Rotorua
Middleton Road	Rotorua
Middleton Road	Rotorua
Miller Street	Rotorua
Owhata Rd	Rotorua
Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
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Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
Quartz Avenue	Rotorua
Roger Street	Rotorua

Steeles Lane	Rotorua
Turner Drive	Rotorua
Clayton Road	Rotoura
Clinkard Avenue	Rotoura
Raurenga Avenue	Royal Oak
Amiria Avenue	Ruatoria
Barry Avenue	Ruatoria
Holland Place	Ruatoria
Holland Place	Ruatoria
McKenzie Street and Amokura Rd	Taneatua
Brice Street	Taupo
Pihanga Street	Taupo
Alverstoke Road	Tauranga
Cameron Road	Tauranga
Cameron Road	Tauranga
Fifteenth Avenue and Bernard Street	Tauranga
Pooles Road	Tauranga
Pyes Pa Road	Tauranga
Redmond Street	Tauranga
Titoki Street	Te Atatu
Cambridge Road	Te Awamutu
Hazelmere Crescent	Te Awamutu
Mount Sea Road	Thames
Mount Sea Road	Thames
Rolleston Street	Thames
Rolleston Street	Thames
Grey Road	Timaru
Grey Road	Timaru
Paikea Street	Tokomaru Bay
Discovery Street and Adventure Street	Tolaga Bay
Fergusson Drive	Upper Hutt
Fergusson Drive	Upper Hutt
Hikurangi Street	Upper Hutt
Shakespeare Avenue	Upper Hutt
Ward Street	Upper Hutt
Porangahau Road	Waipukurau
Churchill Avenue	Wairoa
Pleades Street	Waitara
Pleades Street	Waitara
Adelaide Road	Wellington
Coromandel Street	Wellington
Fisher Street	Wellington
Fraser Avenue	Wellington
Jamaica Drive	Wellington
Kekerenga Street	Wellington
Kipling Street	Wellington
Roberts Street	Wellington
Sidlaw Street	Wellington

Holmes Drive	West Harbour
Russell Street	Westport
Weymouth Road	Weymouth
Apanui Avenue	Whakatane
Apanui Avenue	Whakatane
Apanui Avenue	Whakatane
Apanui Avenue	Whakatane
Bridge Street	Whakatane
Churchill Street	Whakatane
Crete Street	Whakatane
Crete Street	Whakatane
Garaway Street	Whakatane
King Street	Whakatane
Lovelock street	Whakatane
Pounama Place	Whakatane
Salonika	Whakatane
Stewart Street	Whakatane
Stewart Street	Whakatane
Bignell Street	Whanganui
Delhi Avenue	Whanganui
Jones Street	Whanganui
Kaikokopu Rdoad	Whanganui
Puriri Street	Whanganui
Amy Kate Street	Whangarei
Chester Avenue	Whangarei
Clark Road and Griffin Street	Whangarei
First Avenue	Whangarei
Kamo Road	Whangarei
King Street	Whangarei
Moody Avenue	Whangarei
Paramount Parade	Whangarei
Peter Snell Road	Whangarei
Second Avenue	Whangarei
Smeaton Drive	Whangarei
Third Avenue	Whangarei
Thomas Street	Whangarei
Thomas Street	Whangarei
Vinegar Hill Road and Steere Place	Whangarei
Vinegar Hill Road and Steere Place	Whangarei
Vinegar Hill Road and Steere Place	Whangarei
Wilkinson Avenue	Whangarei
William Jones Drive	Whangarei
William Jones Drive	Whangarei
Vogel Street and Burgoyne Street	Woodville
Quaifes Road	Christchurch
Adelaide Road	Wellington
Ferncliffe Farm	Tauranga

Vacant land recorded centrally as at 31 January 2025

Street	Location
Greers Road and Truman Road	Christchurch
Warden Street	Christchurch
Roscommon Road	Clendon Park
Collins Road	Hamilton
Endeavour Avenue	Hamilton
Bisset Road	Kaikohe
Colson Street	Lower Hutt
Bader Drive and Harvard Place	Mangere
Bader Drive	Mangere
Windrush Close	Mangere
Winthrop Way and Mayflower Close	Mangere
Osterley Way	Manukau
Hargest Terrace and Alamein Terrace	Mt Albert
Hendon Avenue	Mt Albert
Hendon Avenue	Mt Albert
Albrecht Avenue and Quona Avenue	Mt Roskill
Examiner Street	Nelson
Stewart Street	Opotiki
Kupe Street and Hawaiki Street	Orakei
Owairaka Avenue	Owairaka
Richardson Road	Owairaka
Bellona Place	Porirua
Castor Crescent	Porirua
Esk Block	Porirua
Fantame St North	Porirua
Ranolf Street and Malfroy Street	Rotorua
Flinders Place	Tauranga
MacDonald Street	Timaru
King Street, Stewart Street and Washer Avenue	Whakatane
Ulster Road	Blockhouse Bay
Spring Street	Onehunga
Spring Street	Onehunga
Namata Road	Onehunga