

25 August 2025

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I write in response to your request to Kāinga Ora – Homes and Communities dated 24 June 2025, for information under the Official Information Act (the Act):

"I request the following under the OIA, specifically information relating to instances across New Zealand where Kāinga Ora has:

Demolished residential dwellings (state or otherwise) with the intention of redeveloping the site, but where no new homes have yet been built, and the site remains vacant, undeveloped, or otherwise not contributing to the housing stock.

In each case, I request the following information, preferably presented in table form:

The address or general location of the site;

The number of homes removed/demolished;

The number of homes initially planned for the site;

The status of the project (cancelled, paused, pending reassessment, awaiting funding, etc.);

Any known or planned timeline for redevelopment;

Whether the site is expected to be retained, sold, or repurposed;

Copies of any documents or reports summarising the rationale for abandoning or delaying the development.

For context, I am particularly interested in examples akin to the Albertson Avenue site in Port Chalmers, Dunedin, where existing houses were demolished and no new development has occurred, resulting in a net reduction in available housing.

Please also indicate whether Kāinga Ora maintains a database or register of such housing sites nationally. If such a register exists, I request a copy or extract of the relevant entries.

Additionally, I request copies of any policy, internal guideline, or evaluation criteria Kāinga Ora uses to determine when to proceed with demolition prior to full contracting or guaranteed construction timelines.

On 28 July 2025, the reply date was extended to 26 August 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.

There were 568 homes demolished associated with 130 projects that fit the parameters of your question:

- 243 units demolished on vacant sites associated with 87 projects that are proceeding
- 325 units demolished on vacant sites associated with 43 projects that are not proceeding.

The 87 projects that are proceeding are expected to deliver 633 new warm and dry homes to replace the 568 homes demolished for all projects.

Attachment 1 provides further information requested for each project.

Whether the site is expected to be retained, sold, or repurposed

Options for the future use of vacant sites for projects that are currently not progressing are still being assessed and will use the same or similar criteria as the review process described below, within the context of financial and demand parameters at that time. Some sites will be sold.

At the same time as reviewing projects, Kāinga Ora has reviewed its entire vacant land holdings to determine what land makes sense to hold onto for the commercially responsible development of social housing and what land is best to be released for others to develop.

The current intention is to sell about one-fifth of the vacant land we own because it is no longer needed for either social housing projects or for urban development work. Selling this land opens opportunities for others to increase the country's housing supply.

The remainder of the vacant land we own, we will hold onto for possible future development and renewal of our housing stock. It makes sense to do this, rather than selling it and needing to buy land again in the future. Proceeds from any land sales will either be reinvested in new housing or used to help reduce debt.

Some Kāinga Ora owned land is already on the market or in the process of being put on the market. We will begin listing other sites for sale over the next 12 to 18 months. We want to get the best price possible for the land so the exact timing of when we will list sites for sale will depend on market conditions and other variables that could impact on price. For example, with some larger sites we may look to subdivide before we sell to maximise their value.

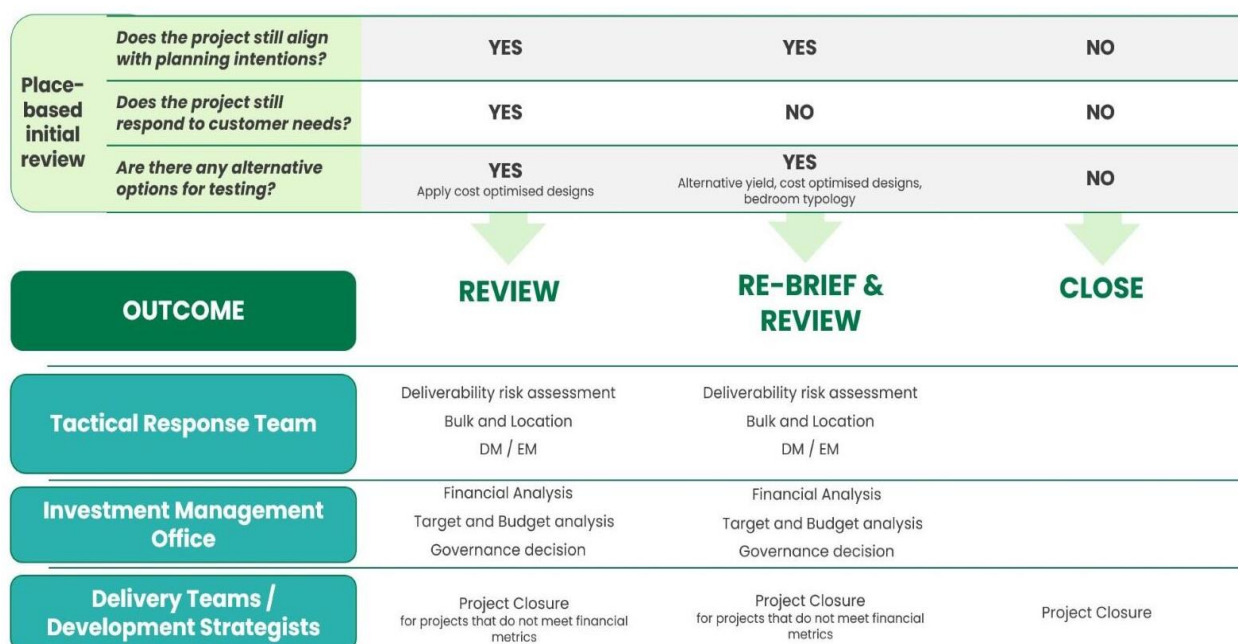
Copies of any documents or reports summarising the rationale for abandoning or delaying the development

Review of projects

All projects were initially assessed by Place-Based Investment and Planning teams to determine their alignment to planning intentions and customer needs. Based on this assessment, projects either proceeded to the pipeline review process or were closed if found they did not align.

The following diagram illustrates the staged approach to reviewing projects.

Pipeline review process



Criteria for decision making in the review

The review conclusions fell into two main categories: financial measures; and location and planning metrics. Projects could fall into one or both categories.

Financial measures included the proposed project not meeting the Kāinga Ora financial metrics to progress. The following financial factors were considered as part of the assessment process:

- The incremental return on investment of the project
- Total development costs - to manage to budget
- Market comparison – comparing what Kāinga Ora could otherwise purchase in the market.

A project will continue if it meets all three financial measures but is unlikely to progress if it fails one.

Location and planning measures include analysis of location and type of development, and projects may not be progressed where the project is not in the right location to best align with our plans for housing delivery or there are issues with the individual project. These included:

- High density typologies may not be appropriate for the location or need, such as walk-ups and apartments
- Significant site constraints, such as high-cost remediation or flood prone locations
- Projects closed and re-briefed – projects which did not meet metrics, and were redesigned, for example, to deliver different types of homes
- Larger typologies (4-bedroom or more) may not progress where there is more need for smaller homes in that location

- Did not align with planning intentions – there is not the relative demand for these homes and a higher need for other types of homes in that location, or a higher need elsewhere
- High consenting risk, such as an expectation of a difficult process to gain consent, such as issues with standard house plans or flood prone areas
- Land sale – where the site is intended to be part of a larger land sale
- Rehousing issues – difficulty rehoming a current tenant the right home in the right location
- Existing homes returned to service – this happens where a project is not progressed, and the existing home is suitable for new tenants.

Additionally, I request copies of any policy, internal guideline, or evaluation criteria Kāinga Ora uses to determine when to proceed with demolition prior to full contracting or guaranteed construction timelines

Process that results in a demolition

Aside from the review process described above, decisions on where to redevelop or whether a home needs to be demolished involves several similar processes.

Demolition for redevelopment

The Responsible Ministers have directed Kāinga Ora through their Letter of Expectation how many net social housing places will be delivered by region until June 2026. Once a strategic direction is set and funding mechanisms established, Kāinga Ora then sets about delivering homes – usually through redevelopment of its own land with older homes on it.

Redevelopment that requires relocation or demolition is managed through the Kāinga Ora Investment Management Framework and requires a business case to be developed and approved before demolition is considered. The business case is required to make a strategic case for the need for investment, considering factors such as regional targets and value for money.

In the course of investigating options for projects, indicative business cases and site investigations are undertaken that align to the Investment Management Framework.

This framework supports good quality and efficient investment decision making, while also aligning with the Treasury's advice available here: <https://www.treasury.govt.nz/information-and-services/public-sector-leadership/investment-management/better-business-cases>.

At the early planning stage, Kāinga Ora staff develop an Indicative Business Case (IBC) which includes a preferred development concept for the site, the housing typology, financial feasibility and an indicative delivery timeframe. The IBC takes account of Resource Management Act planning, urban design, architectural advice, a Risk Profile Assessment as well as expert technical reports which includes natural hazard assessments; Environmental, Geotechnical and Land Contamination Assessments; Civil Infrastructure and Powerlines Assessments.

Demolition Criteria and reasons for demolition

Key Criteria for Redevelopment

- End-of-Life Housing Stock: Redevelopment is prioritized in areas where many social houses are aging or no longer fit for purpose. These homes may be inefficient, poorly located, or unable to meet current tenant needs.

- **Community and Infrastructure Needs:** Locations are chosen where urban renewal can also improve infrastructure, public spaces, and community wellbeing. This includes upgrading roads, parks, and utilities alongside housing.
- **Social Housing Demand:** Kāinga Ora targets areas with high demand for public housing, ensuring new developments meet the needs of vulnerable populations and reflect changing demographics.
- **Value for Money:** Projects are selected based on their ability to deliver good outcomes within budget.
- **Partnership Opportunities:** Redevelopment often happens in collaboration with local councils, iwi, and private developers. These partnerships help unlock land and funding, and ensure developments are well-integrated into the community.
- **Climate and Sustainability Goals:** New projects aim to address climate risks and improve environmental sustainability, such as through better building standards and resilient infrastructure.

Kāinga Ora considers several factors when deciding whether to demolish a house, and demolition is typically a last resort. Kāinga Ora prioritises relocation and deconstruction over demolition to minimise waste and maximise reuse. However, demolition may still occur under specific circumstances:

- **Contamination:** If hazardous materials (e.g. asbestos, lead) are present and cannot be safely removed.
- **Fire Damage:** When a house has been severely damaged and is no longer structurally sound.
- **Structural Unsuitability:** If a house is beyond repair or not viable for relocation or refurbishment.
- **Development Needs:** In some cases, demolition is necessary to make way for new housing developments that better meet community needs.

Kāinga Ora also actively promotes more sustainable options:

- **Relocation:** Moving entire houses to new sites for reuse, especially by iwi, community housing providers, and training organizations.
- **Deconstruction:** Carefully dismantling buildings to salvage materials for reuse or recycling.

Kāinga Ora is committed to relocating at least 10 per cent of public houses from development areas and aim to reuse or recycle 80 per cent of uncontaminated materials in Auckland and Northland, and 60 per cent in other regions.

Kāinga Ora uses a national site clearance panel that includes experts in relocation, deconstruction, and demolition. This panel helps assess the best approach for each site based on environmental, social, and economic factors.

Please also indicate whether Kāinga Ora maintains a database or register of such housing sites nationally. If such a register exists, I request a copy or extract of the relevant entries

Attachment 1 is an extract from the central database of Kāinga Ora assets, for both projects progressing and not progressing on vacant sites where homes were demolished.

The list of the 466 Kāinga Ora projects that were under review as at 31 May 2025, units that are to be or were expected to be delivered, and expected year of delivery is available at:

<https://kaingaora.govt.nz/en/NZ/news/Kāinga-ora-takes-next-step-in-financial-reset/>.

In addition, Attachment 2 is a list or register that provides the reason for the 212 projects not progressing, after the review based on the above summarised process.

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 our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku iti noa, nā

A handwritten signature in blue ink, appearing to read 'G Stiven', with a stylized flourish at the end.

Gareth Stiven
Acting Chief Financial Officer

Attachment 2: Projects not proceeding (212)

	Reason
Beauchamp Dr & Reverie Pl, Massey	Failed Financial Metrics
Gray Ave, Papatoetoe	Failed Financial Metrics
Solo Pl & Astor Pl, Manurewa	Failed Financial Metrics
Otara Rd, Otara	Failed Financial Metrics
Raglan St, Mangere East	Not in the right location
Robyn Pl, Mangere East	Failed Financial Metrics
Alford St, Waterview	Failed Financial Metrics
Bremner Ave, Mt Roskill	Failed Financial Metrics
Albrecht Ave & Quona Ave, Waikowhai	Failed Financial Metrics
Bremner Ave, Mt Roskill	Failed Financial Metrics
Alfred St & Church St, Onehunga	Not in the right location
Amy St, Ellerslie	Failed Financial Metrics
Arron St, Ellerslie	Not in the right location
Avenue Rd, Otahuhu	Failed Financial Metrics
Cascades Rd, Pakuranga Heights	Failed Financial Metrics
Hendon Ave, Owairaka	Failed Financial Metrics
Jersey Ave, Mt Albert	Failed Financial Metrics
Pakuranga Rd, Pakuranga	Failed Financial Metrics
Dominion Rd, Mt Roskill	Failed Financial Metrics
Elm St & Racecourse Parade, Avondale	Failed Financial Metrics
Sandringham Rd & Harwood St, Sandringham	Failed Financial Metrics
School Rd, Morningside	Failed Financial Metrics
Tuata St, One Tree Hill	Failed Financial Metrics
Valonia St, New Windsor	Failed Financial Metrics
Great North Rd, Grey Lynn	Failed Financial Metrics
Haughey Ave, Three Kings	Not in the right location
Lynton Road, Mount Wellington	Failed Financial Metrics
Bairds Rd & O'Connor St, Otara	Failed Financial Metrics
Jordan Ave & Mt Smart Rd, Onehunga	Failed Financial Metrics
Kupe St & Hawaiki St	Failed Financial Metrics
Marlowe Rd & Bolton St, Blockhouse Bay	Failed Financial Metrics
Meola Rd, Westmere	Not in the right location
Milton Rd, Papatoetoe	Failed Financial Metrics
Newcastle Tce, Mt Albert	Failed Financial Metrics
Opua St, Belmont	Failed Financial Metrics
Osterley Way, Manukau	Failed Financial Metrics
Sachel Pl, Ranui	Failed Financial Metrics
Surrey Cres, Grey Lynn	Failed Financial Metrics
Tasman Ave	Failed Financial Metrics
Stonex Rd, Papatoetoe	Failed Financial Metrics
Totara Avenue, New Lynn	Failed Financial Metrics
Ulster St, New Windsor	Not in the right location
Vallance Pl, Massey	Failed Financial Metrics
Vincent St, Auckland Central	Failed Financial Metrics
Walmer Rd, Pt Chevalier	Failed Financial Metrics

Richardson Rd, Owairaka	Failed Financial Metrics
Rockfield Rd & Edmonton Ave, Oranga	Failed Financial Metrics
Rowlands Ave & Waipuna Rd, Mt Wellington	Failed Financial Metrics
Roscommon Road, Clendon Park	Failed Financial Metrics
Cedar Heights Ave, Massey	Failed Financial Metrics
Tabitha Cres, Henderson	Failed Financial Metrics
Corunna Rd, Milford	Failed Financial Metrics
MacKenzie St, Te Atatu South	Failed Financial Metrics
Te Atatu Rd, Te Atatu	Not in the right location
Caspar Rd & Esperanto Rd	Not in the right location
Rawalpindi St & Tasman Ave	Not in the right location
Diomedes St	Failed Financial Metrics
Paihia Rd	Failed Financial Metrics
Fifeshire St	Failed Financial Metrics
King St, Whakatane	Failed Financial Metrics
King Street, Stewart Street & Washer Avenue, Whakatane	Not in the right location
Apanui Avenue & Pounama Place, Whakatane	Not in the right location
Middlebrook Drive, Katikati	Not in the right location
High St, Ōpōtiki	Failed Financial Metrics
Princess St, Ōpōtiki	Failed Financial Metrics
Stewart St, Ōpōtiki	Failed Financial Metrics
Thomas Cres, Western Heights, Rotorua	Failed Financial Metrics
Roger St, Pukehangi, Rotorua	Failed Financial Metrics
Corilin Pl, Mangakakahi, Rotorua	Failed Financial Metrics
Middleton Rd, Hannahs Bay, Rotorua	Not in the right location
Garnet Pl, Pukehangi, Rotorua	Failed Financial Metrics
Ranolf Street & Malfroy Street, Glenholme, Rotorua	Not in the right location
Milton Grv, Owhata, Rotorua	Failed Financial Metrics
Flinders P, Welcome Bay, Tauranga	Failed Financial Metrics
Jonathon St, Judea, Tauranga	Failed Financial Metrics
Sutherland Rd, Brookfield, Tauranga	Failed Financial Metrics
MacDonald St, Waimataitai, Timaru	Failed Financial Metrics
Glen St, Marchwiell, Timaru	Not in the right location
Selwyn St, Marchwiell, Timaru	Failed Financial Metrics
Tyne St, Marchweil, Timaru	Not in the right location
Grey Rd, Timaru	Failed Financial Metrics
Gilberthorpes Rd & Amuri St, Hei Hei, Christchurch	Not in the right location
Onawe Pl, Christchurch	Failed Financial Metrics
Armitage, Bishopdale, Christchurch	Not in the right location
Breens, Bishopdale, Christchurch	Not in the right location
Erica St, Papanui, Christchurch	Not in the right location
Morrison Ave, Northcote, Christchurch	Not in the right location
Flay Cres & Wayside Ave, Burnside, Christchurch	Not in the right location
Britannia Street, New Brighton, Christchurch	Not in the right location
Charnwood Cres, Bishopdale, Christchurch	Not in the right location
Warden St, Richmond, Christchurch	Not in the right location
Redgrave St, Hoon Hay, Christchurch	Not in the right location
Britannia Street, New Brighton, Christchurch	Failed Financial Metrics

Ealing St, Nortcote, Christchurch	Not in the right location
Momorangi, Redwood, Christchurch	Not in the right location
Reynolds Ave, Bishopdale, Christchurch	Not in the right location
Greers Rd, Bishopdale, Christchurch	Not in the right location
Riccarton Rd, Riccarton, Christchurch	Failed Financial Metrics
Kendal Ave, Burnside, Christchurch	Failed Financial Metrics
Hollyford Ave & Earnslaw Cres, Bryndwr, Christchurch	Not in the right location
Main South Rd, Sockburn, Christchurch	Failed Financial Metrics
Hei Hei Rd, Hei Hei, Christchurch	Not in the right location
Lyll Pl, Bryndwr, Christchurch	Failed Financial Metrics
Marriotts Rd & Rookwood Ave, New Brighton, Christchurch	Not in the right location
Ferry Rd & Olliviers Rd, Christchurch	Failed Financial Metrics
Blenheim Rd & Arthur St, Upper Riccarton, Christchurch	Failed Financial Metrics
Church St, Hampstead, Ashburton	Not in the right location
Orr St, Netherby, Ashburton	Not in the right location
Kiwi St, Kaikōura	Failed Financial Metrics
Delhi Ave, Whanganui	Failed Financial Metrics
Church St, Palmerston North City	Failed Financial Metrics
Crewe & Bolton, Palmerston North City	Failed Financial Metrics
Crewe Cres, Palmerston North City	Failed Financial Metrics
Exeter Cres, Palmerston North City	Failed Financial Metrics
Galway Ave, Palmerston North City	Failed Financial Metrics
Brentwood Ave, Croydon Ave, Botanical Rd, Palmerston North City	Failed Financial Metrics
Coventry St, Farnham Ave, Croydon Ave, Palmerston North City	Failed Financial Metrics
Rugby St & Raleigh, Palmerston North City	Failed Financial Metrics
Tweed St, Palmerston North City	Not in the right location
Edinburgh St, Manawatu	Failed Financial Metrics
Bledisloe Road, Maraenui, Napier	Not in the right location
Wynyard Cres, Tamatea, Napier	Failed Financial Metrics
Rupert Clark Rd, Whau Valley, Whangarei	Not in the right location
Wilkinson Ave, Kamo, Whangarei	Failed Financial Metrics
Paramount Pde, Tikipunga, Whangarei	Not in the right location
Paramount Pde & Hawea Pl, Tikipunga, Whangarei	Not in the right location
Tamingi St & Tiki Pl, Ruakaka, Whangarei	Failed Financial Metrics
Thomas St, Tikipunga, Whangarei	Not in the right location
Clark Rd & Griffin St, Kamo, Whangarei	Not in the right location
Chester and Ross, Whangarei	Not in the right location
Chester and Ross, Whangarei	Not in the right location
Chester and Ross, Whangarei	Not in the right location
Vinegar Hill Rd, Whangarei	Not in the right location
Vinegar Hill Rd & Balmoral Rd, Whangarei	Not in the right location
Weaver & Moody Ave, Whangarei	Not in the right location
Kamo Rd & McKintock St, Whangarei	Not in the right location
Third Ave and Second Ave, Whangarei	Not in the right location
Vinegar Hill Rd, Thomas St, Steere Pl, Whangarei	Not in the right location
Smeaton Drive, Whangarei	Not in the right location
Aratitia Pl, Whangarei	Not in the right location
Heretanga St, Whangarei	Not in the right location

Meadow Park Cres, Whangarei	Not in the right location
Meadow Park Cres, Whangarei	Not in the right location
Jack St, Whangarei	Not in the right location
William Jones Drive, Whangarei	Not in the right location
Thomas St, Whangarei	Not in the right location
Thomas St, Tikipunga, Whangarei	Failed Financial Metrics
Tiki Pl & Peter Snell Rd, Ruakaka, Whangarei	Not in the right location
Kauri St, Kaipara	Not in the right location
Awakino Rd & Gordon St, Kaipara	Not in the right location
Donald Rd, Kaitaia, Northland	Failed Financial Metrics
Waikare Rd, Kawakawa, Bay of Islands	Not in the right location
Worth St, Kaitaia, Far North	Failed Financial Metrics
Guerin St, Kaikohe, Far North	Failed Financial Metrics
Kowhai Ave, Kaikohe, Far North	Failed Financial Metrics
Purdy St, Kaikohe, Far North	Failed Financial Metrics
Broadway & Tawanui Rd, Kaikohe	Failed Financial Metrics
Bisset Rd, Kaikohe, Far North	Failed Financial Metrics
Pukepoto Rd & Tangonge Cres, Kaitaia, Far North	Failed Financial Metrics
Bisset Rd, Pt Tairā, Kaikohe	Failed Financial Metrics
Wihongi St, Kaikohe, Far North	Failed Financial Metrics
Kerikeri Rd	Not in the right location
McQuarrie St & Elles Rd, Invercargill	Not in the right location
Riselaw Rd, Corstorphine, Dunedin	Failed Financial Metrics
Doon St, Mosgiel, Dunedin	Failed Financial Metrics
High St, Mosgiel, Dunedin	Not in the right location
Spey St & Doon St, Mosgiel, Dunedin	Not in the right location
High St & Arran St, Mosgiel, Dunedin	Not in the right location
Green St, Mosgiel, Dunedin	Not in the right location
Doon St, Mosgiel, Dunedin	Failed Financial Metrics
Stafford St, Dunedin	Not in the right location
Albertson Ave, Port Chalmers, Dunedin	Not in the right location
Carroll St, Dunedin Central	Failed Financial Metrics
Broadway & Cracroft, New Plymouth	Not in the right location
Kauri St, Merrilandds, New Plymouth	Failed Financial Metrics
Pleiades St, Waitara	Failed Financial Metrics
Tupoki St, Glen Avon, New Plymouth	Failed Financial Metrics
Taumaihi St, Whanganui	Not in the right location
Collins Road, Melville (Te Mauri Paihere Ki Mangakootukutuku)	Failed Financial Metrics
Springhill, Rolleston St, Thames	Failed Financial Metrics
Mount Sea Rd, Thames	Failed Financial Metrics
Matipo St, Taupō	Failed Financial Metrics
Terence St, Tauhara, Taupō	Failed Financial Metrics
Endeavour Avenue, Flagstaff, Hamilton	Failed Financial Metrics
Crosher Pl, Silverdale, Hamilton	Failed Financial Metrics
Heath St, Saint Andrews, Hamilton	Failed Financial Metrics
Baker St, Leather St, Huntly	Failed Financial Metrics
Sims St, Ngaruawahia	Failed Financial Metrics
East St, Greytown	Failed Financial Metrics

Woodward St East, Featherston	Failed Financial Metrics
Aotaki St, Otaki, Kapiti	Failed Financial Metrics
Castor Cres, Calliope Cres, Matahourua Cres, Esk Pl, Hazard Grv, Cannons Creek Porirua	Not in the right location
Bellona Pl, Cannons Creek, Porirua	Not in the right location
Castor Cres, Cannons Creek, Porirua	Not in the right location
Kowhai St, Harris St & Naenae Rd, Taita	Not in the right location
Wood St, Wainuiomata, Lower Hutt	Failed Financial Metrics
Colson St, Avalon, Lower Hutt	Failed Financial Metrics
Feist St, Seddon St & Newcombe St, Naenae, Lower Hutt	Failed Financial Metrics
Evans Bay Pde, Kilbirnie, Wellington	Failed Financial Metrics
Ngatiapa St, Tukanae St & Rahui St, Strathmore Park, Wellington	Failed Financial Metrics
Nuku St, Strathmore Park, Wellington	Failed Financial Metrics
Wayside, Miramar, Wellington	Not in the right location
Examiner St, Nelson City, Nelson	Not in the right location
Waimea Rd, Nelson	Not in the right location
Seaview Rd, Stoke, Nelson	Failed Financial Metrics
Atawhai Dr, The Wood, Nelson	Not in the right location
Meachen Cres, Blenheim, Blenheim	Failed Financial Metrics
Churchill St, Mayfield, Blenheim	Failed Financial Metrics
Arthur St, Blenheim, Nelson	Failed Financial Metrics
Hutcheson St & Churchill St, Mayfield, Blenheim	Failed Financial Metrics
Jollie St, Hokitika	Not in the right location
Hoffman St, Hokitika	Not in the right location

Attachment 1 - project information for sites where homes were demolished

Address	Homes removed/demolished	Homes initially planned	Project status 1	Project status 2	Expected delivery year
Beauchamp Dr, Massey, Waitakere, 0614	4	65	Not proceeding	-	-
Mount Smart Rd, Jordan Avenue, Onehunga, Auckland, 1061	62	186	Not proceeding	-	-
Atawhai Dr, The Wood, Nelson, 7010	4	18	Not proceeding	-	-
Bolton Place and Crewe Cres, Hokowhitu, Palmerston North, 4410	18	39	Not proceeding	-	-
Rockfield Rd, Edmonton Avenue, Penrose, Auckland, 1061	13	42	Not proceeding	-	-
Riccarton Rd, Upper Riccarton, Christchurch, 8041	54	36	Not proceeding	-	-
Hendon Ave, Mount Albert, Auckland, 1025	7	41	Not proceeding	-	-
Tangonge Cres, Kaitaia, 0410	1	10	Not proceeding	-	-
Kowhai Ave, Kaikohe, 0405	3	5	Not proceeding	-	-
Chester Ave, Onerahi, Whangarei, 0110	1	17	Not proceeding	-	-
Marlowe Road and Bolton Street, Blockhouse Bay, Auckland, 0600	51	68	Not proceeding	-	-
Lynton Rd, Mt Wellington, Auckland, 1060	2	50	Not proceeding	-	-
Richardson Rd, Mount Albert, Auckland, 1025	1	1	Not proceeding	-	-
Quona Ave, and Albrecht Avenue, Mount Roskill, Auckland, 1041	5	21	Not proceeding	-	-
Peter Snell Rd, Ruakaka, Whangarei, 0116	1	18	Not proceeding	-	-
Roscommon Rd, Clendon Park, Manukau, 2103	3	29	Not proceeding	-	-
Rugby St and Raleigh Street, Awapuni, Palmerston North, 4412	17	58	Not proceeding	-	-
Bremner Ave, Mount Roskill, Auckland, 1041	1	2	Not proceeding	-	-
Bledisloe Rd, Maraenui, Napier, 4110	8	19	Not proceeding	-	-
School Rd, Kingsland, Auckland, 1021	13	41	Not proceeding	-	-
Albertson Ave, Port Chalmers, 9023	6	11	Not proceeding	-	-
Seddon Street, Newcombe Street Feist Street Naenae, Lower Hutt, 5011	4	11	Not proceeding	-	-
Carroll St, Dunedin Central, Dunedin, 9016	16	40	Not proceeding	-	-
Dominion Rd, Mount Roskill, Auckland, 1041	2	7	Not proceeding	-	-
Wynyard Cres, Tamatea, Napier, 4112	1	1	Not proceeding	-	-
Mount Sea Rd, Thames, 3500	1	6	Not proceeding	-	-
Esperanto Rd, Papatoetoe, Manukau, 2025	1	34	Not proceeding	-	-
Apanui Ave, Whakatane, 3120	2	14	Not proceeding	-	-
Church St, Hampstead, Ashburton, 7700	5	13	Not proceeding	-	-
Sachel Pl, Ranui, Waitakere, 0612	2	3	Not proceeding	-	-
Thomas St, Tikipunga, Whangarei, 0112	1	15	Not proceeding	-	-
Exeter Cres, Takaro, Palmerston North, 4412	1	2	Not proceeding	-	-
Galway Ave, Hokowhitu, Palmerston North, 4410	1	3	Not proceeding	-	-
Castor Cres, Cannons Creek, Porirua, 5024	4	14	Not proceeding	-	-
Crewe Cres, Hokowhitu, Palmerston North, 4410	1	7	Not proceeding	-	-
Waikare Rd, Rd3 Waikare, Kawakawa, 0283	1	1	Not proceeding	-	-
Pleiades St, Waitara, 4320	1	1	Not proceeding	-	-
Kauri St, Merrilands, New Plymouth, 4312	1	1	Not proceeding	-	-
Edinburgh St, Feilding, 4702	1	2	Not proceeding	-	-
Kiwi St, Kaikoura, 7300	1	2	Not proceeding	-	-
Smeaton Dr, Raumanga, Whangarei, 0110	1	3	Not proceeding	-	-

Sims St, Ngaruawahia, 3720	1	1	Not proceeding	-	-
Paihia Rd, One Tree Hill, Auckland, 1061	1	2	Not proceeding	-	-
Titoki St, Te Atatu Peninsula, Waitakere, 0610	3	11	Proceeding	Proceed to Indicative Business Case	FY26
Coromandel St, Newtown, Wellington, 6021	14	9	Proceeding	Proceed to Indicative Business Case	FY26
Crete St, Whakatane, 3120	2	6	Proceeding	Proceed to Detailed Business Case	FY26
Holbrook St, Avondale, Auckland, 0600	1	13	Proceeding	Proceed to Indicative Business Case	FY26
High St, Motueka, 7120	1	7	Proceeding	Proceed to Detailed Business Case	FY27
Truman Rd, Greers Road, Bryndwr, Christchurch, 8053	5	16	Proceeding	Proceed to Indicative Business Case	FY26
Hazard Grove, Calliope Crescent and Castor Crescent, Cannons Creek, Porirua, 5024	6	9	Proceeding	Proceed to Indicative Business Case	FY26
Young Grove, George Street, Stokes Valley, Lower Hutt, 5019	2	6	Proceeding	Proceed to Detailed Business Case	FY26
Poole St, Taita, Lower Hutt, 5011	2	4	Proceeding	Proceed to Detailed Business Case	FY26
Athlone Cres and Stellan Street, Epuni, Lower Hutt, 5011	3	10	Proceeding	Proceed to Indicative Business Case	FY26
Miller Pl, Lyall Bay, Wellington, 6022	1	28	Proceeding	Proceed to Indicative Business Case	FY27
New North Rd, Mount Albert, Auckland, 1022	8	18	Proceeding	Proceed to Indicative Business Case	FY27
Margaret Rd, Papatoetoe, Manukau, 2025	1	4	Proceeding	Proceed to Indicative Business Case	FY26
Aspen St, Avondale, Auckland, 1026	1	12	Proceeding	Proceed to Indicative Business Case	FY27
Weymouth Rd, Weymouth, Manukau, 2103	5	20	Proceeding	Proceed to Indicative Business Case	FY27
Nutsford St, Brockville, Dunedin, 9011	1	1	Proceeding	Proceed to Indicative Business Case	FY26
Graham St, Blenheim, 7201	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Alamein Terrace and Hargest Terrace, Mount Albert, Auckland, 1025	10	30	Proceeding	Proceed to Indicative Business Case	FY27
Allen Bell Dr, Kaitia, 0410	2	6	Proceeding	Proceed to Detailed Business Case	FY26
South St, West End, Palmerston North, 4410	1	9	Proceeding	Proceed to Detailed Business Case	FY26
Whites Line E, Waiwhetu, Lower Hutt, 5010	1	4	Proceeding	Proceed to Detailed Business Case	FY26
Hamua Grv, Waiwhetu, Lower Hutt, 5010	1	6	Proceeding	Proceed to Indicative Business Case	FY27
Miranda Street and Castor Crescent, Cannons Creek, Porirua, 5024	3	9	Proceeding	Proceed to Detailed Business Case	FY26
Castor Cres, Cannons Creek, Porirua, 5024	2	6	Proceeding	Proceed to Detailed Business Case	FY26
Cornwall Cres, Cannons Creek, Porirua, 5024	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Warspite Avenue and Westmeath Street, Waitangirua, Porirua, 5024	2	4	Proceeding	Proceed to Detailed Business Case	FY26
Corinna St, Waitangirua, Porirua, 5024	2	7	Proceeding	Proceed to Detailed Business Case	FY26
Cheshire St, Cannons Creek, Porirua, 5024	4	4	Proceeding	Proceed to Detailed Business Case	FY26
Westmeath St, Waitangirua, Porirua, 5024	2	4	Proceeding	Proceed to Detailed Business Case	FY26
Warspite Ave, Waitangirua, Porirua, 5024	3	9	Proceeding	Proceed to Detailed Business Case	FY26
Ford St, Opotiki, 3122	4	12	Proceeding	Proceed to Indicative Business Case	FY26
Upham Tce, Roslyn, Palmerston North, 4414	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Redmond St, Judea, Tauranga, 3110	3	16	Proceeding	Proceed to Detailed Business Case	FY26
Manson St, Terrace End, Palmerston North, 4410	2	4	Proceeding	Proceed to Indicative Business Case	FY26
Lipscombe Cres, Havelock North, 4130	1	1	Proceeding	Proceed to Indicative Business Case	FY27
Marsden Rd, Stoke, Nelson, 7011	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Gardiner St, Riversdale, Blenheim, 7201	3	6	Proceeding	Proceed to Detailed Business Case	FY26
Weld Street and Muller Rd, Blenheim, 7201	2	5	Proceeding	Proceed to Detailed Business Case	FY26
Coxhead Rd, Manurewa, Manukau, 2102	1	20	Proceeding	Proceed to Detailed Business Case	FY27
Clutha Cres, and Awatere Street, Clover Park, Manukau, 2023	3	8	Proceeding	Proceed to Detailed Business Case	FY26
Lister Crescent, Geddis Avenue, Maraenui, Napier, 4110	15	30	Proceeding	Proceed to Indicative Business Case	FY27
Collingwood St, Waterloo, Lower Hutt, 5011	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Hull Place, 53-55 Coventary Street, Highbury, Palmerston North, 4412	4	9	Proceeding	Proceed to Detailed Business Case	FY27
Raurenga Ave, Royal Oak, Auckland, 1023	3	15	Proceeding	Proceed to Indicative Business Case	FY26
Lovelock St, Whakatane, 3120	3	7	Proceeding	Proceed to Detailed Business Case	FY26
Totara St, Elgin, Gisborne, 4010	1	1	Proceeding	Proceed to Indicative Business Case	FY27

North St, Ngaruawahia, 3720	2	3	Proceeding	Proceed to Indicative Business Case	FY26
Fairmont St, Ngaruawahia, 3720	4	4	Proceeding	Proceed to Detailed Business Case	FY26
Castor Cres, Fantame Street and Miranda Street, Cannons Creek, Porirua, 5024	15	28	Proceeding	Proceed to Indicative Business Case	FY27
Morris St, Concord, Dunedin, 9018	2	5	Proceeding	Proceed to Detailed Business Case	FY26
Thames St, Roslyn, Palmerston North, 4414	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Exeter Cres, Takaro, Palmerston North, 4412	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Charles St, Feilding, 4702	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Morris St, Marton, 4710	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Goldsmith Cres, Levin, 5510	2	6	Proceeding	Proceed to Detailed Business Case	FY26
Russell St, Westport, 7825	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Shakespeare Ave, Trentham, Upper Hutt, 5018	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Fergusson Dr, Trentham, Upper Hutt, 5018	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Garrett Pl, Otara, Manukau, 2023	3	6	Proceeding	Proceed to Indicative Business Case	FY26
Robinson Cres, Westbrook, Palmerston North, 4412	1	2	Proceeding	Proceed to Indicative Business Case	FY27
Turner Dr, Western Heights, Rotorua, 3015	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Nina Place and Burbank Avenue, Manukau, 2102	2	21	Proceeding	Proceed to Indicative Business Case	FY27
Longfellow St, Trentham, Upper Hutt, 5018	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Hikurangi St, Trentham, Upper Hutt, 5018	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Sequoia Cres, Owata, Rotorua, 3010	1	3	Proceeding	Proceed to Detailed Business Case	FY26
Mount Smart Rd, Onehunga, Auckland, 1061	2	4	Proceeding	Proceed to Indicative Business Case	FY26
George St, Stokes Valley, Lower Hutt, 5019	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Brighton Cres, Highbury, Palmerston North, 4412	1	2	Proceeding	Proceed to Indicative Business Case	FY27
Windrush Cl, Mangere, 2022	1	4	Proceeding	Proceed to Indicative Business Case	FY26
Fitzgerald Pl, Maraenui, Napier, 4110	4	4	Proceeding	Proceed to Indicative Business Case	FY27
Monmouth St, Feilding, 4702	2	4	Proceeding	Proceed to Detailed Business Case	FY26
Williams St, Marewa, Napier, 4110	1	6	Proceeding	Proceed to Detailed Business Case	FY27
Percy Spiller Ave, Bestall Street, Maraenui, Napier, 4110	10	11	Proceeding	Proceed to Indicative Business Case	FY27
Fitzgerald Place, Bestall Street, Maraenui, Napier, 4110	5	6	Proceeding	Proceed to Indicative Business Case	FY27
Buchanan St, Opotiki, 3122	1	3	Proceeding	Proceed to Detailed Business Case	FY27
Seaview Rd, Stoke, Nelson, 7011	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Warden St, Richmond, Christchurch, 8013	1	2	Proceeding	Proceed to Detailed Business Case	FY26
Sheldon St, Woolston, Christchurch, 8023	1	1	Proceeding	Proceed to Indicative Business Case	FY26
Nash St, Marewa, Napier, 4110	1	11	Proceeding	Proceed to Indicative Business Case	FY27
Buchanans Rd, Hei Hei, Christchurch, 8042	1	3	Proceeding	Proceed to Indicative Business Case	FY26
Cardinal Pl, Glendowie, Auckland, 1071	19	7	Proceeding	Proceed to Indicative Business Case	FY27
Mavora Cres, Heidelberg, Invercargill, 9812	2	3	Proceeding	Proceed to Indicative Business Case	FY26
Miro St, Elgin, Gisborne, 4010	1	2	Proceeding	Proceed to Indicative Business Case	FY27
Kekerenga St, Strathmore Park, Wellington, 6022	2	3	Proceeding	Proceed to Indicative Business Case	FY26
Queen St, Parkside, Timaru, 7910	1	1	Proceeding	Proceed to Indicative Business Case	FY26
Beauchamp Dr, Massey, Waitakere, 0614	1	17	Proceeding	Proceed to Indicative Business Case	FY27
Lincoln Ave and Oxford Terrace, Epuni, Lower Hutt, 5011	3	9	Proceeding	Proceed to Indicative Business Case	FY26