

27 June 2025

s 9(2)(a)

Tēnā koe s 9(2)(a)

I write in response to your request dated 6 May 2025, for information under the Official Information Act (the Act):

“This is a request under the Official Information Act regarding properties sold by Kāinga Ora since 1 January 2023.

“For each property sold, please provide:

- The address*
- The type of property (land, house, townhouse, boarding house, unit complex etc)*
- The sale price*
- The CV at the time of the sale*
- Why the property was sold”.*

On 8 May 2025 it was clarified that “the CV at the time of sale” was the independent valuation provided to Kāinga Ora – Homes and Communities by a registered valuer at the time the home was being sold.

Kāinga Ora uses independent valuations to inform the starting price point for our property listings. However, what the property ultimately sells for is determined by the market.

Selling homes or land is not new for Kāinga Ora. Just like any other property owner or developer we continually assess our housing stock and sell where we need to. Over the next 12-18 months Kāinga Ora intends to sell approximately 900 homes – representing around one percent of our current portfolio.

Some of our existing homes are no longer suitable for our tenants and have reached the end of their life as social housing. It makes economic sense to sell these homes and use the proceeds to build new ones that are warmer and drier, the right size and in the right locations.

This doesn’t mean we are reducing the number of homes we own. For each existing Kāinga Ora home sold, a newly built home is delivered elsewhere.

Please find attached the information requested. The attachment provides information on Kāinga Ora properties sold between 1 January 2023 and 9 May 2025, with the address, sale price, valuation and reason for sale. It is important to view these sales in the context of the wider Kāinga Ora housing portfolio of over 77,000 homes. For example, from 1 January 2023 to 30 April 2025, Kāinga Ora delivered over 9,000 new social and supported homes.

The sales reasons we have provided in the attachment fall under ten broad categories. However, a sale often results from a combination of factors – a home may be both uneconomic to repair, and on land that is not suitable for redevelopment, and could equally fall under both “uneconomic to retain” and “not suitable for public housing”.

Revenue from these home and land sales totals \$58.6 million against a valuation estimate of \$57.3 million. However, each divestment situation is different, often reflecting the condition of the home or land at the time of sale, or a range of circumstances.

For example, a small number of relocatable state homes were historically placed on land not owned by Kāinga Ora or its predecessor agencies, as a housing solution for specific families in need as part of the Rural Housing Programme (RHP) that ran from 2001 to 2011. The majority of these homes are in rural areas and on Māori land. The lease arrangement gives landowners the option to purchase the home from Kāinga Ora after a specific period (usually 10 years).

When determining the price of these homes, an independent valuer will provide Kāinga Ora with a valuation report based on removal purposes instead of market value, increasing affordability and enabling home ownership. Site clearance and relocation costs, and wider community outcomes are also reflected in the sale price.

Kāinga Ora is also asked by local authorities or community groups if it will sell a home or land to enable infrastructure development or the development of community facilities.

You can find detailed information about our national divestment programme on our website here:

- <https://www.kaingaora.govt.nz/en/NZ/urban-development-and-social-housing/selling-kainga-ora-properties/>.
- [Information-sheet-Selling-Kainga-Ora-properties.pdf](#)

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



Caroline McDowall
General Manager – Housing Delivery

Attachment 1: Homes and land settled from 1 January 2023 to 9 May 2025

Address	Suburb	City	Property Type	Settled	Valuation	Settlement Price	Reason for sale
34 Ara Street	Remuera	Auckland	House	3-Feb-23	\$ 2,050,000	\$ 2,310,000	High value sale for reinvestment
3 Tiraumea Drive	Pakuranga	Auckland	House	10-Feb-23	\$ 1,020,000	\$ 1,020,000	Compulsory acquisition
45 Eton Street	Otautau	Otautau	Unit	10-Feb-23	\$ 220,000	\$ 210,000	Not suitable for public housing
30 Ashley Place	Papamoa	Tauranga	House	17-Feb-23	\$ 850,000	\$ 900,000	Not suitable for public housing
37 Bledisloe Road	Maraenui	Napier	Land	9-Mar-23	\$ 195,000	\$ 177,500	Public works or community development
27 - 31 Bledisloe Road	Maraenui	Napier	Land	9-Mar-23	\$ 320,000	\$ 295,000	Public works or community development
39 - 43 Bledisloe Road	Maraenui	Napier	Land	9-Mar-23	\$ 260,000	\$ 295,000	Public works or community development
85 Gilbert Road	Otara	Auckland	House	24-Apr-23	\$ 630,000	\$ 620,000	Tenant home ownership
216 Mount Wellington Highway	Mount Wellington	Auckland	House	12-May-23	\$ 880,000	\$ 800,000	Public works or community development
9 Dryden Road	Enderley	Hamilton	House	9-Jun-23	\$ 500,000	\$ 500,000	Tenant home ownership
27 Bader Drive	Mangere	Auckland	Land	16-Jun-23	\$ 866,239	\$ 866,239	Compulsory acquisition
29 Bader Drive	Mangere	Auckland	Land	16-Jun-23	\$ 789,400	\$ 789,240	Compulsory acquisition
31 Bader Drive	Mangere	Auckland	Land	16-Jun-23	\$ 944,511	\$ 944,521	Compulsory acquisition
1111 Jellicoe Street	Mayfair	Hastings	House	23-Jun-23	\$ 550,000	\$ 455,000	Tenant home ownership
41 Endcliffe Road	Inner Kaiti	Gisborne	House	3-Jul-23	\$ 325,000	\$ 325,000	Tenant home ownership
17 Moheke Avenue	Roslyn	Palmerston North	House	4-Jul-23	\$ 410,000	\$ 400,000	Tenant home ownership
40 Tawariki Street	Ponsonby	Auckland	House	1-Jul-23	\$ 1,530,000	\$ 530,000	Public works or community development
224 Racecourse Road	Glengarry	Invercargill	Land	19-Jul-23		\$ 1	Boundary adjustment
93 Pokas Road	Waimamaku	Kaikohe	House only	20-Jul-23	\$ 48,000	\$ 1	Leasehold land - Rural Housing Programme
45 Quartz Avenue	Pukehangi	Rotorua	Land	7-Sep-23	\$ 243,500	\$ 250,435	Section sales - mixed development
44 Quartz Avenue	Pukehangi	Rotorua	Land	7-Sep-23	\$ 219,130	\$ 219,130	Section sales - mixed development
42 Quartz Avenue	Pukehangi	Rotorua	Land	7-Sep-23	\$ 242,609	\$ 242,609	Section sales - mixed development
40 Quartz Avenue	Pukehangi	Rotorua	Land	7-Sep-23	\$ 250,435	\$ 250,435	Section sales - mixed development
33 Quartz Avenue	Pukehangi	Rotorua	Land	7-Sep-23	\$ 254,348	\$ 254,348	Section sales - mixed development
38 Tawariki Street	Ponsonby	Auckland	House	7-Sep-23	\$ 1,600,000	\$ 1,625,000	Public works or community development
41 Sorn Street	Otautau	Otautau	House	29-Sep-23	\$ 180,000	\$ 173,000	Not suitable for public housing
111 Luxmoore Road	Murchiel	Timaru	House	25-Oct-23	\$ 340,000	\$ 340,000	Tenant home ownership
1 Westmere Park Avenue	Westmere	Auckland	House	15-Nov-23	\$ 1,400,000	\$ 1,512,000	High value sale for reinvestment
74 Victoria Street	Rangiora	Rangiora	Unit	30-Jan-24	\$ 340,000	\$ 340,000	Public works or community development
72 Victoria Street	Rangiora	Rangiora	Unit	30-Jan-24	\$ 340,000	\$ 340,000	Public works or community development
118 Hillhead Road	Corstorphine	Dunedin	House	13-Feb-24	\$ 420,000	\$ 420,000	Tenant home ownership
3 Inverness Street	Runanga	Greymouth	House	27-Feb-24	\$ 190,000	\$ 190,000	Tenant home ownership
30 Burcham Street	Takaka	Lower Hutt	House	11-Mar-24	\$ 580,000	\$ 565,000	Tenant home ownership
71 Prince Albert Road	Sainsbury	Dunedin	House	13-Mar-24	\$ 630,000	\$ 633,000	Uneconomic to retain
44 Glenalmond Crescent	Rockdale	Invercargill	House	14-Mar-24	\$ 320,000	\$ 320,000	Tenant home ownership
4 Barton Street	Brockville	Dunedin	House	27-Mar-24	\$ 425,000	\$ 425,000	Tenant home ownership
100 Owhata Road	Owhata	Rotorua	Land	8-Apr-24	\$ 55,600	\$ 55,640	Boundary adjustment
53 Anglesea Street	Freemans Bay	Auckland	Land	8-May-24	\$ 270,000	\$ 270,000	Boundary adjustment
Unit 3J, 6 Burgoyne Street	Eden Terrace	Auckland	House	14-May-24	\$ 475,000	\$ 465,000	Not suitable for public housing
Unit 2D, 4 Renda Place	Grey Lynn	Auckland	House	5-Jul-24	\$ 320,000	\$ 320,000	Not suitable for public housing
153 Bon Accord Crescent	Silverdale	Auckland	Land	2-Aug-24	\$ 3,913,043	\$ 4,600,000	Uneconomic to retain
248a Matahara Road	Ruatahuna	Murupara	House only	9-Aug-24	\$ 10,000	\$ 1	Leasehold land - Rural Housing Programme
3840 State Highway 35	Tokomaru Bay	Gisborne	House only	9-Aug-24	\$ 25,000	\$ 1	Leasehold land - Rural Housing Programme

258 Kaiwaitau Road	Mahia	Gisborne	House only	15-Aug-24	\$ 18,000	\$ 1	Leasehold land - Rural Housing Programme
1 Parihaka Road	Rahotu	Taranaki	House only	15-Aug-24	\$ 35,000	\$ 1	Leasehold land - Rural Housing Programme
63b Mohaka Township Road	Mohaka	Mohaka	House only	16-Aug-24	-	\$ 1	Leasehold land - Rural Housing Programme
87 Richmond Road	Cobden	Greymouth	Land	23-Aug-24	\$ 135,000	\$ 140,000	Uneconomic to retain
10 Caernarvon Drive	Flaxmere	Hastings	House	30-Aug-24	\$ 420,000	\$ 420,000	Public works or community development
Flat 11, 68 Waimea Road	Nelson South	Nelson	Unit	10-Sep-24	\$ 435,000	\$ 460,000	Not suitable for public housing
20 Tawariki Street	Ponsonby	Auckland	House	17-Sep-24	\$ 1,100,000	\$ 1,203,000	Uneconomic to retain
576 Glenfield Road	Bayview	Auckland	House	20-Sep-24	\$ 650,000	\$ 835,000	Uneconomic to retain
68 Carisbrooke Street	Aranui	Christchurch	House	25-Sep-24	\$ 210,000	\$ 262,800	Uneconomic to retain
27 Portchester Street	Aranui	Christchurch	Land	26-Sep-24	\$ 50,000	\$ 119,500	Uneconomic to retain
23 Portchester Street	Aranui	Christchurch	Land	26-Sep-24	\$ 35,000	\$ 119,500	Uneconomic to retain
24 Portchester Street	Aranui	Christchurch	Land	26-Sep-24	\$ 30,000	\$ 151,800	Uneconomic to retain
18 Portchester Street	Aranui	Christchurch	Land	26-Sep-24	\$ 35,000	\$ 19,00	Uneconomic to retain
25 Portchester Street	Aranui	Christchurch	Land	27-Sep-24	\$ 30,000	\$ 10,500	Uneconomic to retain
24 Tawariki Street	Ponsonby	Auckland	House	3-Oct-24	\$ 1,000,0	\$ 1,100,000	Uneconomic to retain
64 Aldershot Street	Aranui	Christchurch	House	4-Oct-24	\$ 200,000	\$ 313,000	Not suitable for public housing
32 Nandana Drive	Glen Eden	Auckland	House	11-Oct-24	\$ 650,000	\$ 625,000	Uneconomic to retain
PT 378, 378a, 380 and 380a Peachgrove Road	Fairfield	Hamilton	Land	23-Oct-24	-	\$ 1	Boundary adjustment
Flat 6, 8 Pratt Street	Freemans Bay	Auckland	Unit	24 Oct-24	\$ 1,146,9	\$ 666,71	Not suitable for public housing
5 Hukatai Street	Porirua	Wellington	Land	30-Oct-24	\$ 653,125	\$ 2,125,0	Partnership arrangement with iwi
7 Hukatai Street	Porirua	Wellington	Land	3 Oct-24	\$ 653,125	\$ 2,250,0	Partnership arrangement with iwi
4 Yorke Road	Haruru	Far North	House	30 Oct-24	\$ 180,000	\$ 280,000	Uneconomic to retain
9 Ward Street	Cheviot	Cheviot	House	4-Nov-24	\$ 290,000	\$ 300,000	Not suitable for public housing
131 Volga Street	Island Bay	Wellington	House	12-Nov-24	\$ 710,000	\$ 720,000	Not suitable for public housing
19 Lichfield Place	Raumanga	Whangarei	House	12-Nov-24	\$ 200,000	\$ 230,000	Uneconomic to retain
37a Attlee Crescent	Bryndwr	Christchurch	Unit	14-Nov-24	\$ 450,000	\$ 400,000	Uneconomic to retain
95 Main Street	Oxford	Christchurch	House	2 Nov-24	\$ 380,000	\$ 407,500	Uneconomic to retain
68 Aldershot Street	Aranui	Christchurch	Land	4 Dec-24	\$ 130,000	\$ 142,000	Uneconomic to retain
57 Dunkirk Street	Marchwiell	Tairāhema	House	11-Dec-24	\$ 265,000	\$ 265,000	Uneconomic to retain
21 Leicester Street	Te Aro	Palmerston North	House	13-Dec-24	\$ 470,000	\$ 470,000	Uneconomic to retain
82 Panmure Avenue	Calton Hill	Dunedin	House	31-Jan-25	\$ 410,000	\$ 390,000	Uneconomic to retain
242 Muhunua East Road	Opahe	Levin	House	3-Feb-25	\$ 780,000	\$ 840,000	Part-share retained
769 State Highway 4	Tauwharua	Tauwharua	Land	4-Feb-25	\$ 1,663,000	\$ 1,688,000	Part-share retained
70 Somerled Avenue	Dunollie	Runanga	House	17-Feb-25	\$ 285,000	\$ 275,000	Not suitable for public housing
9B Arcon Drive	Broomfield	Christchurch	House	28-Feb-25	\$ 455,000	\$ 455,000	Tenant home ownership
1A Northall Road	New Lynn	Waitakere	Unit	6-Mar-25	\$ 665,000	\$ 689,000	Uneconomic to retain
10 Racecourse Parade	Avondale	Auckland	Unit and land	26-Mar-25	\$ 12,230,000	\$ 12,230,000	Public works or community development
17 Applewood Drive	Hederson	Auckland	House	2-Apr-25	\$ 1,020,000	\$ 1,020,000	Tenant home ownership
35 Balmoral Road	Tikipunga	Whangarei	House	3-Apr-25	\$ 375,000	\$ 390,000	Uneconomic to retain
Flat 2, 2 Bayswater Crescent	Woolley	Christchurch	Unit	8-Apr-25	\$ 370,000	\$ 427,000	Uneconomic to retain
35 Parnell Street	Rawene	Kaikohe	House	11-Apr-25	\$ 150,000	\$ 201,740	Uneconomic to retain
7 Betty Pl	Aranui	Christchurch	House	14-Apr-25	\$ 365,000	\$ 450,000	Uneconomic to retain
12 Mattingley Street	Aranui	Christchurch	House	15-Apr-25	\$ 370,000	\$ 457,882	Uneconomic to retain
22 Oram Avenue	New Brighton	Christchurch	House	17-Apr-25	\$ 465,000	\$ 465,000	Uneconomic to retain
14 Corhampton Street	Aranui	Christchurch	Unit	30-Apr-25	\$ 380,000	\$ 367,000	Uneconomic to retain
18 Padington Street	Northcote	Christchurch	House	30-Apr-25	\$ 365,000	\$ 380,000	Uneconomic to retain
Flat 2, 48 Wau Crescent	Bromley	Christchurch	House	30-Apr-25	\$ 290,000	\$ 320,000	Uneconomic to retain
251 Knowle Street	Mairehau	Christchurch	House	7-May-25	\$ 460,000	\$ 485,000	Uneconomic to retain

28 Clark Street	Ashburton	Cantebury	Unit	9-May-25	\$ 365,000	\$ 375,000	Not suitable for public housing
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