

31 October 2024

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your request on 23 August 2024 to Kāinga Ora – Homes and Communities for the following information under the Official Information Act 1982 (the Act):

“Are you please able to supply a list of land owned /purchased by Kāinga Ora which is not yet developed. Including location, size, and if available purchase price and date of purchase.”

Your request was later refined to:

- land purchased by Kāinga Ora with the intention to build social housing (on part or all of the land), that is not yet developed
- interpret “not yet developed” as not yet built on, to reduce the issue of land purchased that has been partially developed (eg, services installed) but no homes yet built, and land that had Kāinga Ora homes demolished or removed before a redevelopment
- land purchased from November 2017.

The reply date was extended to 31 October 2024 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.

For ease of reference, we have provided the requested information in a table format (Attachment 1), which can be found in the attached PDF.

The refinements to your request do not capture all the land purchases that were part of your emails to Kāinga Ora, as these were land purchases for market and affordable housing. Attachment 2 provides reasons why some of these sites were not included in Attachment 1, such as land for redevelopment (Kāinga Ora homes demolished or removed, but new homes not yet built), sites not owned by Kāinga Ora or sites where development has commenced at the time of your request.

In response to your request:

Between 2017 and 2023 Kāinga Ora was directed to significantly grow the country’s stock of social housing. To achieve this it bought land in parts of the country where there was an identified need for more social housing.

Much of that land has been developed with new housing, and 182 sites currently remain undeveloped. Over the two years to 30 June 2026, Kainga Ora will be adding a further 2,650 homes to the social housing stock, including housing on many of those sites.

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. 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.

The attached table lists the 182 vacant sites that were purchased with the intent to build social housing. Not all sites were purchased with the sole intent to deliver social housing. Some were purchased to deliver wider urban development outcomes, alongside social housing. Some sites included existing residential or

commercial buildings, but these were not intended for use by Kāinga Ora and were to be relocated or demolished before new housing was built. There is occasionally an exception when a home is used temporarily, for example to house tenants while major maintenance is undertaken on other homes, before redevelopment plans are confirmed.

This list represents less than five percent of Kāinga Ora total land holdings and includes land purchased as part of the Kāinga Ora Large-Scale Projects (LSPs) in Auckland and Porirua. These are long-term urban development programmes involving redevelopment of brownfield land to enable a mix of social and market housing to be delivered. In line with the scope of your request, we have only included the sites within the LSPs that had been specified for social housing when originally acquired. Some of these sites will now be used for market housing rather than social housing delivery.

You also asked about 28 Adelaide Road, Wellington, Ferncliffe Farm, Tauranga and Quaifes Road, Christchurch. These are not included in Attachment 1 as these were land purchases for market and affordable housing. These three pieces of land were purchased under the Land Programme, which was established by the previous Government through decisions in Budget 2021. This 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.

It is not unusual for there to be a time lag between when a developer buys land and when it gets developed. Before Kāinga Ora develops 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.

Land purchases ranged from small sections to large undeveloped blocks. The land that had a zero purchase price involved a land swap.

I trust you find the information provided helpful.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details can be found at www.ombudsman.parliament.nz.

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.

Yours sincerely



Gareth Stiven
General Manager, Strategy Finance and Policy

Attachment 1: land purchases for state housing

Date	Street	Suburb	City	Area m2	Ha	Price (inc GST) \$
Nov-17	Queen Street	Eden Terrace	Auckland	275	0.0275	2,990,000
Dec-17	Roberts Street	Tawa	Wellington	991	0.0991	152,500
Dec-18	Harvard Place	Mangere	Auckland	764	0.0764	703,000
Jan-19	Don McKinnon Drive	Albany	Auckland	15,969	1.5969	22,143,500
Feb-19	Albrecht Avenue	Mount Roskill	Auckland	2,255	0.2255	1,960,000
Feb-19	Lynton Rd	Mount Wellington	Auckland	2,222	0.2220	0
Apr-19	East Street	Drury	Auckland	116,360	11.6360	10,000,000
Apr-19	Jesmond Road	Drury	Auckland	40,823	4.0823	5,500,000
May-19	Gambia Place	Onehunga	Auckland	632	0.0632	965,000
Aug-19	Brandon Road	Glen Eden	Auckland	1,356	0.1356	841,000
Aug-19	Brandon Road	Glen Eden	Auckland	1,219	0.1219	755,000
Dec-19	Wastney Road	Alfriston	Auckland	654,500	65.4500	17,825,000
Jan-20	Church Street	Palmerston North	Palmerston North	6,578	0.6578	3,360,000
Jun-20	Porangahau Road	Waipukurau	Hawkes Bay	20,437	2.0437	500,000
Jul-20	Elm Street	Avondale	Auckland	9,647	0.9647	15,053,500
Aug-20	Mangere Road	Otahuhu	Auckland	10,174	1.0174	2,755,315
Dec-20	South Street	Palmerston North	Palmerston North	1,869	0.1869	670,000
Jan-21	Vincent Street	Auckland Central	Auckland	536	0.0536	3,852,500
Mar-21	Church Street	Palmerston North	Palmerston North	3,541	0.3541	3,000,000
Jul-21	Weymouth Road	Clendon Park	Auckland	602	0.0602	800,000
Jul-21	Cameron Road	Gate Pa	Tauranga	7,680	0.7680	12,420,000
Aug-21	Ferry Rd/Olliviers Rd	Waltham	Christchurch	8,566	0.8566	7,125,950
Sep-21	Ferry Road	Waltham	Christchurch	800	0.0800	1,012,700
Sep-21	Kaikorai Valley Rd	Brockville	Dunedin	20,857	2.0857	4,772,500
Sep-21	Jones Street	Whanganui	Whanganui	10,960	1.0960	2,800,000
Oct-21	Griffin Street	Kamo	Whangarei	809	0.0809	655,000
Oct-21	Cuba Street	Takaro	Palmerston North	1,769	0.1769	1,800,000
Nov-21	Game Place	Red Hill	Auckland	647	0.0647	720,000
Nov-21	Reid Road	New Lynn	Auckland	273	0.0273	5,150,000
Nov-21	King Street	Maraetotara	Whakatane	5,993	0.5993	2,500,000
Dec-21	Harris Street	Naenae	Lower Hutt	593	0.0593	908,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	803	0.0803	330,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	723	0.0723	333,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	731	0.0731	340,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	801	0.0801	340,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	849	0.0849	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	807	0.0807	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	795	0.0795	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	795	0.0795	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	805	0.0805	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	790	0.0790	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	918	0.0918	360,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	1,110	0.1110	380,000
Dec-21	Quartz Avenue	Pukehangi	Rotorua	1,088	0.1088	380,000

Dec-21	Totara Avenue	New Lynn	Auckland	2,082	0.2082	2,082,000
Dec-21	Colson Street	Avalon	Lower Hutt	626	0.0626	940,000
Dec-21	Paramount Parade	Tikipunga	Whangarei	625	0.0625	620,000
Jan-22	Calliope Crescent	Cannons Creek	Porirua	1,108	0.1108	900,000
Jan-22	Owhata Road	Owhata	Rotorua	29,930	2.9930	2,350,000
Jan-22	Riversdale Road	Avondale	Auckland	1,012	0.1012	2,305,000
Feb-22	Laxon Avenue	Otara	Auckland	696	0.0696	1,030,000
Apr-22	Grey Road		Timaru	12,100	1.2100	3,829,500
Apr-22	Pyes Pa Road	Pyes Pa	Tauranga	7,535	0.7535	4,200,000
Apr-22	Vogel St/Burgoyne St		Woodville	3,068	0.3068	630,000
May-22	Middlebrook Drive	Katikati	Bay of Plenty	6,860	0.6860	2,088,576
May-22	Yates Road	Mangere East	Auckland	1,290	0.1290	1,800,000
May-22	Vincent Street	Auckland Central	Auckland	1,324	0.1324	13,397,500
May-22	McKenzie Street		Taneatua	3,791	0.3791	350,000
May-22	Roger Street	Pukehangi	Rotorua	1,015	0.1015	580,000
May-22	Gerbic Place	Mount Roskill	Auckland	954	0.0954	1,050,000
May-22	Kawiu Road	Levin	Horowhenua	31,800	3.1800	3,700,000
May-22	Waiwhetu Road	Fairfield	Lower Hutt	2,194	0.2194	2,200,000
Jun-22	Roosevelt Avenue	Onehunga	Auckland	574	0.0574	1,370,000
Jun-22	Hamilton Street	East Gore	Gore	7,683	0.7683	1,389,200
Jun-22	East Street		Greytown	1,962	0.1962	775,000
Jun-22	Washer Avenue		Whakatane	954	0.0954	795,900
Jul-22	Raumati Road	Raumati Beach	Paraparaumu	46,373	4.6373	9,000,000
Jul-22	Redmond Street	Judea	Tauranga	721	0.0721	1,002,000
Jul-22	King Street	Kensington	Whangarei	789	0.0789	780,000
Aug-22	Kaikokopu Road	Aramoho	Whanganui	15,456	1.5456	3,341,000
Aug-22	Brockville Road	Glenross	Dunedin	506	0.0506	519,000
Sep-22	Peeverill Crescent	Papatoetoe	Auckland	3,060	0.3060	6,210,000
Sep-22	Kaiapo Road	Camberley	Hastings	7,485	0.7485	6,037,500
Sep-22	Crawford Avenue	Mangere Bridge	Auckland	1,057	0.1057	1,900,000
Sep-22	Wellington St/Union St		Opotiki	4,045	0.4045	465,000
Sep-22	Wood Street	Wainuiomata	Lower Hutt	17,530	1.7530	3,500,000
Sep-22	Middleton Road	Corstorphine	Dunedin	2,811	0.2811	1,500,000
Oct-22	Breckons Avenue	Nawton	Hamilton	667	0.0667	650,000
Oct-22	Nile Street		Nelson	3,000	0.3000	3,967,500
Oct-22	Scott Street	Redwoodtown	Blenheim	727	0.0727	555,000
Oct-22	Kawaha Point Road	Fairy Springs	Rotorua	702	0.0702	613,705
Nov-22	Kawaha Point Road	Fairy Springs	Rotorua	700	0.0700	560,000
Nov-22	Amethyst Place	Chartwell	Hamilton	787	0.0787	700,000
Nov-22	Guerin Street		Kaikohe	668	0.0668	259,995
Dec-22	Third Avenue	Avenues	Whangarei	830	0.0830	675,000
Dec-22	First Avenue	Avenues	Whangarei	716	0.0716	800,000
Dec-22	Castor Crescent	Cannons Creek	Porirua	608	0.0608	590,000
Dec-22	Norrie Street	Bader	Hamilton	1,067	0.1067	919,893
Dec-22	Pooles Road	Greerton	Tauranga	842	0.0842	1,100,000
Dec-22	Redmond Street	Judea	Tauranga	406	0.0406	725,000
Jan-23	Price Terrace		Matamata	736	0.0736	750,000
Jan-23	Molesworth Place	Mangere	Auckland	761	0.0761	1,050,000

Jan-23	Redmond Street	Judea	Tauranga	406	0.0406	690,000
Jan-23	Miller Street	Glenholme	Rotorua	682	0.0682	425,000
Jan-23	Namata Road	Onehunga	Auckland	616	0.0616	1,650,000
Jan-23	Beatty Road		Pukekohe	3,328	0.3328	2,850,000
Jan-23	Namata Road	Onehunga	Auckland	622	0.0622	1,650,000
Feb-23	Adelaide Road	Mount Cook	Wellington	912	0.0912	4,140,000
Feb-23	Grove Road	Mayfair	Hastings	688	0.0688	600,000
Feb-23	Delhi Avenue	Aramoho	Whanganui	3,540	0.3540	1,350,000
Feb-23	Grove Road	Mayfair	Hastings	663	0.0663	585,000
Feb-23	Amy Street	Ellerslie	Auckland	825	0.0825	2,001,000
Feb-23	Worth Street		Kaitia	1,994	0.1994	685,000
Mar-23	Kerikeri Road		Kerikeri	3,978	0.3978	2,850,000
Mar-23	Norrie Street	Bader	Hamilton	1,199	0.1199	925,000
Mar-23	Hazelmere Crescent		Te Awamutu	673	0.0673	619,250
Mar-23	William Jones Drive	Otangarei	Whangarei	340	0.0340	250,000
Mar-23	Tweed Street	Roslyn	Palmerston North	867	0.0867	500,000
Mar-23	Wellington Street	Nelson South	Nelson	440	0.0440	800,000
Apr-23	Kamo Road	Whau Valley	Whangarei	713	0.0713	630,000
Apr-23	Blenheim Rd/Arthur St	Upper Riccarton	Christchurch	7,846	0.7846	6,275,000
May-23	Peter Lipka Drive		Kawerau	704	0.0704	360,000
May-23	Atiawa Street	Glen Avon	New Plymouth	948	0.0948	700,000
Jun-23	Middleton Road	Hannahs Bay	Rotorua	1,150	0.1150	460,000
Jun-23	Rugby Street		Levin	814	0.0814	512,000
Jun-23	Fifteenth Ave/Bernard S	Tauranga South	Tauranga	2,491	0.2491	3,500,000
Jun-23	Stafford Street	Dunedin Central	Dunedin	2,361	0.2361	3,100,000
Jun-23	Cambridge Road	Te Awamutu	Te Awamutu	14,000	1.4000	3,084,875
Jun-23	Hukanui Road	Chartwell	Hamilton	1,214	0.1214	1,680,000
Jul-23	Garnet Place	Pukehangi	Rotorua	926	0.0926	625,000
Jul-23	Bignell Street	Gonville	Whanganui	5,012	0.5012	986,000
Jul-23	Healy Road	Manurewa	Auckland	713	0.0713	1,040,000
Jul-23	Stewart Street		Whakatane	1,324	0.1324	1,250,000
Jul-23	White Road	Manurewa	Auckland	706	0.0706	1,050,000
Jul-23	Tupoki Street	Glen Avon	New Plymouth	1,493	0.1493	990,000
Jul-23	Clayton Road	Mangakakahi	Rotorua	911	0.0911	480,000
Jul-23	Clayton Road	Mangakakahi	Rotorua	3,295	0.3295	1,200,000
Aug-23	Cook Street	Foxton	Foxton	2,205	0.2205	375,000
Aug-23	Gerbic Place	Mount Roskill	Auckland	954	0.0954	925,000
Aug-23	Wilkinson Avenue	Kamo	Whangarei	660	0.0660	488,000
Aug-23	Camden Place	Pukete	Hamilton	749	0.0749	750,000
Aug-23	Woodward Street East		Featherston	4,047	0.4047	500,000
Sep-23	Albrecht Avenue	Mount Roskill	Auckland	744	0.0744	1,319,500
Sep-23	Mardon Road	Enderley	Hamilton	594	0.0594	600,000
Sep-23	Eliot Street		New Plymouth	2,033	0.2033	3,175,250
Sep-23	Wallson Cres	Wiri	Auckland	15,610	1.5610	12,800,000
Sep-23	Awakino Road		Dargaville	809	0.0809	355,000
Sep-23	Vinegar Hill Road	Tikipunga	Whangarei	665	0.0665	565,000
Sep-23	New North Road	Kingsland	Auckland	1,323	0.1323	4,697,750
Sep-23	Vinegar Hill Road	Tikipunga	Whangarei	841	0.0841	560,000

Sep-23	South Road	Marfell	New Plymouth	7,274	0.7274	4,500,000
Oct-23	Middleton Road	Hannahs Bay	Rotorua	1,101	0.1101	175,000
Oct-23	Endeavour Avenue	Flagstaff	Hamilton	19,695	1.9695	1,900,000
Oct-23	MacDonald Street	Te Hapara	Gisborne	2,448	0.2448	910,000
Nov-23	Kiwi Road	Raumati Beach	Paraparaumu	871	0.0871	400,000
Nov-23	Jamieson Crescent	St Andrews	Hamilton	706	0.0706	700,000
Nov-23	Second Avenue	Avenues	Whangarei	923	0.0923	650,750
Dec-23	Kopiri Place	Spotswood	New Plymouth	457	0.0457	420,000
Dec-23	Gerbic Place	Mount Roskill	Auckland	719	0.0719	830,000
Dec-23	Ewenson Avenue	One Tree Hill	Auckland	433	0.0433	705,000
Dec-23	Racecourse Road	Allenton	Ashburton	1,034	0.1034	400,000
Dec-23	Tiki Place		Ruakaka*	808	0.0808	736,500
Dec-23	Newall Street		Kawerau	680	0.0680	220,000
Dec-23	Payne Crescent		Kawerau	675	0.0675	295,000
Dec-23	Upham Terrace	Roslyn	Palmerston North	827	0.0827	550,000
Dec-23	Fraser Crescent	Elderslea	Upper Hutt	927	0.0927	930,000
Dec-23	Fergusson Drive	Elderslea	Upper Hutt	1,012	0.1012	1,150,000
Jan-24	Growers Lane	Mangere East	Auckland	899	0.0899	1,090,000
Feb-24	Halleys Place	Mount Roskill	Auckland	800	0.0800	977,000
Feb-24	Queen Street East	Parkvale	Hastings	2,023	0.2023	915,000
Feb-24	Ward Street	Trentham	Upper Hutt	929	0.0929	800,000
Feb-24	York Terrace	Bishopdale	Nelson	739	0.0739	720,000
Mar-24	Second Avenue	Avenues	Whangarei	550	0.0550	493,000
Mar-24	Moody Avenue	Whau Valley	Whangarei	660	0.0660	590,000
Mar-24	Healy Road	Manurewa	Auckland	731	0.0731	855,000
Mar-24	Buchanan Street	Opotiki	Opotiki	434	0.0434	135,000
Mar-24	Pihanga Street		Taupo	1,133	0.1133	420,000
Mar-24	Goring Street		Opotiki	1,017	0.1017	235,000
Apr-24	Goring Street		Opotiki	825	0.0825	195,000
Apr-24	Stafford Street	Dunedin Central	Dunedin	1,012	0.1012	1,100,000
Apr-24	Thomas Street	Tikipunga	Whangarei	650	0.0650	456,500
May-24	Thomas Street	Tikipunga	Whangarei	451	0.0451	383,000
May-24	Thomas Street	Tikipunga	Whangarei	451	0.0451	414,500
May-24	Burbank Avenue	Manurewa	Auckland	609	0.0609	922,000
May-24	Skipper Avenue	Mount Roskill	Auckland	383	0.0383	1,050,000
Jun-24	Stewart Street		Whakatane	809	0.0809	635,000
Jun-24	Steere Place	Tikipunga	Whangarei	695	0.0695	550,000
Jun-24	Brice Street	Tauhara	Taupo	1,057	0.1057	745,000
Jun-24	Polstead Road	Stoke	Nelson	835	0.0835	752,000
Jul-24	Gordon Road	Raureka	Hastings	1,836	0.1836	805,000
Jul-24	Moffitt Place	Mangere East	Auckland	754	0.0754	1,055,000
Aug-24	Lynton Road	Mount Wellington	Auckland	4	0.0004	11,213
				1,353,449	135.345	344,246,822

Attachment 2 – sites mentioned in emails but not included in Attachment 1

Bonair Crescent, Millwater, Auckland	Sold
Teitei Drive, Ohakune	Not owned by Kāinga Ora
Glenpark Avenue, New Plymouth	Redevelopment
Achilles Avenue and Rutherford Street, Nelson	Nelson Council owned land
Quaifes Road, Christchurch	Affordable/market
28 Adelaide Road, Wellington	Affordable/market
Ferncliffe Farm, Tauranga	Affordable/market
Arlington development, Wellington	Leased from Wellington City Council
Rosebank Road, Avondale, Auckland	Land and homes to be acquired new from developer
Marlowe Road and Bolton Street, Blockhouse Bay, Auckland	Redevelopment
Hill Street, The Gardens, Auckland	Land and homes acquired new from developer
Lawrence Street, Te Kuiti	Redevelopment
Allen Street, Morrinsville	Land and homes acquired new from developer
Broadway Road, Matamata	Completed development June 2024
Clyde Street, Tokoroa	Redevelopment
Galbraith Street, Ngaaruawaahia	Land and homes to be acquired new from developer
Jordan Avenue, Onehunga, Auckland	Redevelopment

RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982