

14 October 2025

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I write in response to your request to Kāinga Ora – Homes and Communities dated 29 July 2025, for information under the Official Information Act 1982 (the Act):

“Please see the following information requested under the Official Information Request 1982.

For each item requested, please provide data on each of the years 2021, 2022, 2023, 2024 and 2025. For snapshot in time data, feel free to pick a date that fits Kāinga Ora's record keeping policies but please be consistent.

As of 1 June of each year, how many properties/homes is Kāinga Ora currently developing?

How many individual properties/homes Kāinga Ora has developed in each of the years?

How many properties has Kāinga Ora cancelled development, and how much did the cancellations save Kāinga Ora each year?

How many properties Kāinga Ora has leased, and separately, purchased? Please also provide the total expense on new lease and new purchases each year.

How many properties has Kāinga Ora ceased leasing or sold off? Please provide the total weekly rental expense for those properties, and separately, total revenue from selling off the properties.

For clarity, the number of properties/homes should count any individual properties. If a Kāinga Ora project at a particular address constitutes 20 three-bedroom homes, the count should be 20, not 1.

For the year 2024, 2025: A list of documents on Kāinga Ora's strategy/policy regarding property development, sale, and purchases. Please include document title and issue date.”

On 4 August 2025, the following clarifications were made:

- “Currently delivering” includes projects to deliver homes both “in evaluation” and “in progress”.

- "Developed" refers to "redevelopments - led by Kāinga Ora, new homes constructed on existing Kāinga Ora land"
- "Saving" is the "estimated delivery cost of a project minus expense to date (such as planning cost, procurement and contract cost)"
- total weekly rental expense is the market rent last paid for before a home is sold or a lease expires
- Type of housing is for "community group housing" and "state (social) housing", excluding transitional housing.

In June 2025, Kāinga Ora released information on the assessment of 466 social housing projects and announced that 212 of them would not proceed because they no longer represented value for money, or they were not in the areas where the agency needs to deliver new homes. The decisions made as a result of the assessment process allows Kāinga Ora to move forward with confidence into the next phase of its reset but it did require Kāinga Ora to make one-off accounting write downs, estimated at between \$190 million to \$220 million at that time. More information can be found at: [Kāinga Ora takes next step in financial reset :: Kāinga Ora – Homes and Communities](#) and here: [Projects-informaton-sheet.pdf](#)

In response to your request, I have included the following tables:

- **Table 1** provides the pipeline of homes that Kāinga Ora was developing on its own land as at 30 June for 2021 to 2025 for social and Community Group Housing (CGH). How the pipeline is categorised, and centrally stored, was changed from 2025.
- **Table 2** provides the number of social and CGH homes delivered in the year ended 30 June for 2021 to 2025 – either acquired new or redeveloped on our own land. "Lease new build" in for homes blocks of homes, usually leased over the longer-term than standard leases of standalone homes.
- **Table 3** provides the number of social and CGH homes Kāinga Ora has purchased (acquired existing) and leased from financial year 2021 to 2025.
- **Table 4** provides the number of social and CGH homes Kāinga Ora has ceased leasing or sold off. The total revenue from sales over the year to 30 June 2021 to the year to 30 June 2025 was \$117 million.
- **Table 5** provides the cost of new purchases and sales each year. Please note that the sale prices of 41 of the 254 homes were not centrally recorded. The total spent on new purchases over that period was \$5,395 million.
- **Table 6** provides the weekly market rent expense for the weekly rent before a lease was ended or a home sold.

I have included in the Appendix below a list of documents on Kāinga Ora's strategy/policy regarding property development, sale, and purchases. Documents that still apply to Kāinga Ora but were issued earlier have been included for context.

I am refusing the part of your request for "*how many properties has Kāinga Ora cancelled development, and how much did the cancellations save Kāinga Ora each year?*".

I have discussed your request with the relevant staff in Kāinga Ora, and am advised that to provide you with this information would require a search through a large volume of individual files and

collation of costs for each project that did not progress. It is also likely that the information is not recorded consistently across individual files for the previous five years or that a significant amount of information is not held centrally.

Therefore, I am refusing your request for information, under section 18(f) of the Act: 'information requested cannot be made available without substantial collation or research.' We have considered whether charging or extending the timeframe for responding to your request would help. However, due to the large volume of information we would need to search through, and the effect this would have on our staff being able to carry out their work, we do not believe this would help.

The link above ([Kāinga Ora takes next step in financial reset :: Kāinga Ora – Homes and Communities](#)) provides further information on projects not progressing as at June 2025.

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



Rachel Kelly
Manager, Ministerial Services

Appendix: Documents on Kāinga Ora's strategy/policy regarding property development, sale, and purchases.

Document title	Issue date	Description
Kāinga Ora Strategy to 2030 – Shaping Our Future	October 2022	Sets the long-term strategic direction for Kāinga Ora, including its approach to housing development, partnerships, and system-wide transformation.
Kāinga Ora Strategy 2025-2035	June 2025	Kāinga Ora's Strategy 2025–2035 is a continuation and evolution of its “Shaping Our Future” 2030 strategy, focused on delivering better housing outcomes through system-wide transformation, financial sustainability, and stronger partnerships.
Governance for Specified Development Projects	August 2023	Describes legal and strategic tools under the Urban Development Act 2020 that enables large-scale, complex urban development through a streamlined, integrated process.
Asset management policy	October 2017	Kāinga Ora's Asset Management Policy focuses on maintaining, renewing, and optimizing its \$45 billion housing portfolio to ensure long-term sustainability, tenant wellbeing, and financial efficiency
Selling Kāinga Ora Properties	Ongoing (updated regularly)	Outlines the rationale and process for selling homes and land that no longer meet current or future needs. Includes targets for renewal and reinvestment into new housing.
Minister's Letter of Expectations (LoE)	Annual	Sets government priorities for Kāinga Ora, including housing supply, urban development, and financial sustainability.
Revised Minister's Letter of Expectations	The revised LoE was published on 3 July 2024. This update followed the independent review led by Sir Bill English and coincided with a refresh of the Kāinga Ora Board. Additionally, an interim LoE was issued earlier on 18 March 2024, and a further version was released on 21 June 2024, reflecting evolving ministerial priorities.	
Kāinga Ora Reset Plan	June 2025	Strategic shift to halt 212 housing projects (3,479 homes) and sell 36 hectares of vacant land. Refocuses Kāinga Ora as a landlord rather than a developer
Kāinga Ora–Homes and Communities Act 2019	September 2019	Establishes Kāinga Ora's legal mandate, functions, and operating principles, including land acquisition, disposal, and alignment with government housing policy.
Government Policy Statement on Housing and Urban Development (GPS-HUD)	2021 (ongoing updates)	Guides Kāinga Ora's operational decisions, including land use, housing supply, and urban development priorities.
Land Acquisition and Disposal Framework	Internal (referenced in Act)	Governs how Kāinga Ora acquires and disposes of land, including Right of First Refusal (RFR) obligations under Treaty settlements.
Interim Standard for Acquisition of Land under the Urban Development Act 2020	June 2022	Regulatory framework for acquiring land for Kāinga Ora projects, including Crown, local authority, and private land. Ensures fair

Decision making under section 29 of the Urban Development Act	August 2022	process and compliance with the Urban Development Act.
Property Acquisition Policy	May 2024	Kāinga Ora's Property Acquisitions Policy outlines how the agency acquires land and property to support public housing and urban development, with a focus on transparency, fairness, and alignment with government priorities. It operates under the Urban Development Act 2020 and includes both voluntary and compulsory acquisition pathways.
Crown Land Divestment Policy	February 2025	Kāinga Ora's Crown Land Divestment Policy outlines the process for disposing of Crown-owned land that is no longer needed for public housing or urban development, ensuring compliance with legal obligations and Treaty of Waitangi settlements.
Kāinga Ora Māori Strategy 2021–2026	2021	Focuses on supporting Māori housing aspirations, including land development, funding, and partnerships with iwi and rūpū Māori.
MAIHI Ka Ora – National Māori Housing Strategy 2021–2051	October 2021	MAIHI Ka Ora – National Māori Housing Strategy 2021–2051
Relocatable houses policy	July 2023	Kāinga Ora's Relocatable Housing Policy is part of its broader strategy to increase housing supply and support Māori-led housing initiatives by enabling the relocation and reuse of existing homes. Key elements are embedded within Kāinga Ora's Māori Strategy 2021–2026.
Heritage Policy	August 2025	Focuses on balancing the protection of historic heritage with the need to redevelop and modernize public housing, especially in urban areas. It is guided by the Resource Management Act 1991 and local district plans, and often intersects with urban planning and redevelopment efforts.
Board Expectations Policy	March 2025	Replaced the following <ul style="list-style-type: none"> • Governance policy (October 2020) • Definitions policy (December 2019) • Investment approvals policy (October 2020) • Financial evaluations policy (December 2019) • Portfolio management policy (October 2020)

Table 1: Properties in the Kāinga Ora redevelopment pipeline as at 30 June 2025

Pipeline to FY2026 (Redevelopments only)	Social	CGH	Total
As at 30 June:			
2021	8,603	-	8,603
In Evaluation	5,297	-	5,297
In Progress	3,306	-	3,306
2022	14,026	10	14,036
In Evaluation	5,295	2	5,297
In Progress	8,731	8	8,739
2023	11,832	9	11,841
In Evaluation	5,698	9	5,707
In Progress	6,134	-	6,134
2024	5,838	8	5,846
In Evaluation	3,220	-	3,220
In Progress	2,618	8	2,626
2025	1,388	-	1,388
Construction	183	-	183
Contracted	103	-	103
Proceed to Contract	45	-	45
Proceed to Detailed Business Case ¹	956	-	956
Detailed Business Case Approved	101	-	101

¹Approved to produce a detailed business case, with the intention to deliver the project in the financial year listed. The project's feasibility will be reviewed once again when the business case has been completed.

Table 2: Social and Community Group Housing homes delivered by Kāinga Ora

Builds	Social	CGH	Total
FY2021	1,866	13	1,879
Redevelopment	1,586	1	1,587
FY2022	1,232	3	1,235
Redevelopment	940	3	943
FY2023	2,722	4	2,726
Acquire New	1,032	1	1,033
Lease New Build	100		100
Redevelopment	1,590	3	1,593
FY2024	4,746	1	4,747
Acquire New	1,895		1,895
Redevelopment	2,851	1	2,852
FY2025	3,360	8	3,368
Acquire New	1,486		1,486
Lease New Build	16		16
Redevelopment	1,858	8	1,866
Total	13,926	29	13,955

Table 3: How many properties Kāinga Ora has leased, and separately, purchased?

Acquire Existing & New Leases	State	CGH	Total
FY2021	288	6	294
Acquire Existing	277	6	283
Leases	11		11
FY2022	194	10	204
Acquire Existing	186	10	196
Leases	8		8
FY2023	473	17	490
Acquire Existing	463	17	480
Leases	10		10
FY2024	108	10	118
Acquire Existing	106	10	116
Leases	2		2
FY2025	14	1	15
Acquire Existing	14	1	15
Total	1,077	44	1,121

Table 4: How many properties has Kāinga Ora ceased leasing or sold off?

Lease end and Sold	State	CGH	Total
FY2021	122	6	128

Lease	84	6	90
Sold	9	-	9
Sold to Tenant	29	-	29
FY2022	144	1	145
Lease	116	1	117
Sold	11	-	11
Sold to Tenant	17	-	17
FY2023	259	2	261
Lease	224	-	224
Sold	30	2	32
Sold to Tenant	5	-	5
FY2024	208	4	212
Lease	182	3	185
Sold	18	1	19
Sold to Tenant	8	-	8
FY2025	224	1	225
Lease	101	-	101
Sold	115	1	116
Sold to Tenant	8	-	8
Total	957	14	971

Table 5: Sales revenue and purchase costs by year from sales of Social and Community Group Housing

	Sales (\$m)	Purchases (\$m)
2020/21	17	566
2021/22	16	664
2022/23	12	1,235
2023/24	12	1,766
2024/25	59	1,164
Total	117	5,395

Table 6: Weekly market rent expense for last week rented

Weekly Market Rent Amt	Social	CGH	Total
2020/21	\$ 51,911	\$ 1,518	\$ 53,429
Lease	\$ 38,780	\$ 1,518	\$ 40,298
Sold	\$ 2,862		\$ 2,862
Sold to Tenant	\$ 10,269		\$ 10,269
2021/22	\$ 78,813	\$ 915	\$ 79,728
Lease	\$ 66,255	\$ 915	\$ 67,170
Sold	\$ 4,917		\$ 4,917
Sold to Tenant	\$ 7,641		\$ 7,641
2022/23	\$ 121,492	\$ 1,360	\$ 122,852
Lease	\$ 106,923		\$ 106,923
Sold	\$ 12,106	\$ 1,360	\$ 13,466
Sold to Tenant	\$ 2,463		\$ 2,463
2023/24	\$ 99,490	\$ 2,045	\$ 101,535
Lease	\$ 88,873	\$ 1,245	\$ 90,118
Sold	\$ 7,140	\$ 800	\$ 7,940
Sold to Tenant	\$ 3,477		\$ 3,477
2024/25	\$ 121,349	\$ 590	\$ 121,939
Lease	\$ 58,172		\$ 58,172
Sold	\$ 60,096	\$ 590	\$ 60,686
Sold to Tenant	\$ 3,081		\$ 3,081
Total	\$ 473,055	\$ 6,428	\$ 479,483