

24 September 2025

s 9(2)(a)

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On 15 September 2025 I wrote to you advising that Kāinga Ora – Homes and Communities required more time to respond to this part of your 28 July request under the Official Information Act 1982 (the Act):

- *the list of vacant land parcels slated for sale, their valuations, and any conditions placed on future development (e.g., must be used for housing).*

A list of vacant land that Kāinga Ora had made the decision to divest as at 31 August 2025 follows as Appendix One. The valuations are withheld under section 9(2)(i) of the Act, to enable a Minister of the Crown or any public service agency or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities.

As announced in June, Kāinga Ora completed a review of its vacant land holdings earlier this year to determine what land it made sense to hold onto for the commercially responsible development of social housing and what land was best to be released for others to develop. As a result of that review, Kāinga Ora plans to sell about one-fifth (roughly 36 hectares) of the vacant land it owns 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 sale of each parcel of land is still subject to business case approval.

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.

Most of the land earmarked for sale is zoned for housing. Where land is not already zoned for housing, we might look to get it rezoned before putting it on the market.

Like any developer, we are continually reviewing the land we own to see if it still fit for purpose and as such, it is expected that the divestment of sites will be an ongoing process. It is likely that further sites will be added to our divestment programme in the future.

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).

Nāku iti noa, nā



Gareth Stiven
Acting Chief Financial Officer

Appendix One: Vacant land that Kāinga Ora had made the decision to divest as at 31 August 2025

Region	Address
Southern	11 Brockville Rd, Dunedin
East Coast	13 Makahuri Place, Hicks Bay, Hicks Bay
Wellington	137 Cambridge Terrace, Epuni
Southern	162 Kaikorai Valley Rd, Dunedin
Southern	164 Kaikorai Valley Rd, Dunedin
Southern	168 Kaikorai Valley Rd, Dunedin
Southern	17 Brockville Rd, Dunedin
Central	18 McCorkindale Street
Auckland	28 Laxon Ave, Otara
Bay Of Plenty	42 Solomon Street
East Coast	5 Lawrence Street, Outer Kaiti, Outer Kaiti
Auckland	5 Westminster St , New Windsor
Auckland	73 Universal Dr, Henderson
East Coast	9 Amiria Avenue, Ruatoria
Southern	9 Brockville Rd, Dunedin
Southern	Albertson Ave, 2-12, Port Chalmers, Dunedin
Auckland	Bremner Ave 30, Mt Roskill
Waikato	Camden Place 16, Pukete, Hamilton
East Coast	Cavendish Cres 23, Outer Kaiti,
Central	Crewe Cres 6-28 & Bolton Pl 1-6, Horowhitu, Palmerston North
East Coast	Dalton St 28, Outer Kaiti
East Coast	Discovery St 2,4,6,8,10 & Adventure Ave 1,9, Tolaga Bay
Central	Duncan St 20 , Raetihi
Taranaki	East St 183-189, Greytown
Auckland	East Tamaki Rd - 247 - Otara
Waikato	Endeavour Ave 1-3, Flagstaff
Auckland	Fowlds Ave 8, Sandringham
Auckland	Fowlds Ave 8A, Sandringham
Wellington	Fraser Ave 40-42, Johnsonville
Waikato	Heath St 76, Hamilton
Central	Highbury Ave 125-129, Highbury
Auckland	Holmes Dr 5-13, West Harbour
Auckland	Kingsford Pl - 11 - Otara
Wellington	Kipling St 48, Johnsonville
Canterbury	Kiwi St, 5, Kaikoura
Bay Of Plenty	Middleton Rd 11, Hannahs Bay

Bay Of Plenty	Middleton Rd 13, Hannahs Bay, Rotorua
Waikato	Mount Sea Rd 203, Thames
Auckland	Mulgan St 69, New Windsor
Wellington	Mungavin Ave 176A & B, Porirua, Cannons Creek
Wellington	Mungavin Ave 189, Cannons Creek, Porirua
Northland	Pipiwai Rd 3223, Pipiwai
Bay Of Plenty	PT 109h Maungatapu Road, Tauranga
Taranaki	PT 110 Tukapa Street, Westown
Auckland	PT 66 Freeland Avenue, Mount Roskill
Bay Of Plenty	Quartz Ave 17
Bay Of Plenty	Quartz Ave 19
Bay Of Plenty	Quartz Ave 21
Bay Of Plenty	Quartz Ave 23
Bay Of Plenty	Quartz Ave 43
Bay Of Plenty	Quartz Ave 47
Bay Of Plenty	Quartz Ave 49
Bay Of Plenty	Quartz Ave 51
East Coast	Ranfurly Street 43, Outer Kaiti
Auckland	Rapson Rd 13, Otara, Auckland
Auckland	Riverpark Crescent 68, & 70 Henderson
Waikato	Rolleston St 504, Thames
Wellington	Sidlaw St 102, Strathmore Park,
Canterbury	Sorensens Pl 2-20, 3-17, Swanns Rd 8-10, 18 & Glade Ave 15-21A, Richmond, Christchurch
Central	Tweed St 12, Roslyn, Palmerston North
Central	Upham Tce 46, Roslyn, Palmerston North
Auckland	Upper Queen St 70, Central Auckland
Wellington	Waiwhetu Rd 308-310, Fairfield, Lower Hutt
Northland	William Jones Dr 11, Otangarei, Whangarei
Auckland	Winstone Rd 38 & 38A, Mt Roskill
Wellington	Woodward St East 66, Featherston
East Coast	Carlyle Street, 171 - Napier South
Auckland	Parrish Rd 24&26, Sandringham
Auckland	Parrish Rd 2-8, Sandringham
Auckland	Parrish Rd 39-41, Sandringham

Wellington	28 Adelaide Rd
Canterbury	66a Quaifes Rd, Christchurch