

Attachment to WPQ 31869 (2025)

Kāinga Ora – Homes and Communities projects not proceeding			
Region	Proposed Project Address	Units	FY25 Write-off forecast [\$]*
Auckland	Beauchamp Drive & Reverie Place, Massey	65	3,052,500
Auckland	Gray Avenue, Papatoetoe	1	111,500
Auckland	Solo Place & Astor Place, Manurewa	6	543,200
Auckland	Otara Road, Otara	0	64,100
Auckland	Raglan Street, Mangere East	4	107,500
Auckland	Robyn Place, Mangere East	1	45,600
Auckland	Alford Street, Waterview	3	193,900
Auckland	Bremner Avenue, Mount Roskill	2	97,400
Auckland	Albrecht Avenue & Quona Avenue, Waikowhai	21	396,600
Auckland	Bremner Avenue, Mount Roskill	2	105,600
Auckland	Alfred Street & Church Street, Onehunga	29	306,100
Auckland	Amy Street, Ellerslie	8	-
Auckland	Arron Street, Ellerslie	3	59,300
Auckland	Avenue Road, Otahuhu	2	113,900
Auckland	Cascades Road, Pakuranga Heights	9	409,200
Auckland	Hendon Avenue, Owairaka	41	803,700
Auckland	Jersey Avenue, Mount Albert	3	339,300
Auckland	Pakuranga Road, Pakuranga	6	210,800
Auckland	Dominion Road, Mount Roskill	7	860,300
Auckland	Elm Street & Racecourse Parade, Avondale	139	699,900
Auckland	Sandringham Road & Harwood Street, Sandringham	23	218,000
Auckland	School Road, Morningside	41	574,800
Auckland	Tuata Street, One Tree Hill	11	294,200
Auckland	Valonia Street, New Windsor	3	141,800
Auckland	Great North Road, Grey Lynn	59	606,800
Auckland	Haughey Avenue, Three Kings	2	202,400
Auckland	Lynton Road, Mount Wellington	50	178,800
Auckland	Bairds Road & O'Connor Street, Otara	11	310,000
Auckland	Jordan Avenue & Mount Smart Road, Onehunga	186	-
Auckland	Kupe Street & Hawaiki Street	14	-
Auckland	Marlowe Road & Bolton Street, Blockhouse Bay	68	2,973,200
Auckland	Meola Road, Westmere	7	377,100
Auckland	Milton Road, Papatoetoe	1	50,800
Auckland	Newcastle Terrace, Mount Albert	6	378,800
Auckland	Opua Street, Belmont	4	238,100
Auckland	Osterley Way, Manukau	123	3,100
Auckland	Sachel Place, Ranui	3	330,300
Auckland	Surrey Crescent, Grey Lynn	36	785,000
Auckland	Tasman Avenue	5	218,400
Auckland	Stonex Road, Papatoetoe	2	452,100
Auckland	Totara Avenue, New Lynn	84	646,900
Auckland	Ulster Street, New Windsor	32	1,198,400

Auckland	Vallance Place, Massey	13	761,000
Auckland	Vincent Street, Auckland Central	53	1,134,200
Auckland	Walmer Road, Point Chevalier	7	252,200
Auckland	Richardson Road, Owairaka	1	117,400
Auckland	Rockfield Road & Edmonton Avenue, Oranga	42	1,060,300
Auckland	Rowlands Avenue & Waipuna Road, Mount Wellington	180	153,900
Auckland	Roscommon Road, Clendon Park	29	1,504,200
Auckland	Cedar Heights Avenue, Massey	8	413,800
Auckland	Tabitha Crescent, Henderson	4	270,400
Auckland	Corunna Road, Milford	3	200
Auckland	MacKenzie Street, Te Atatu South	3	-
Auckland	Te Atatu Road	3	-
Auckland	Caspar Road & Esperanto Road	34	-
Auckland	Rawalpindi Street & Tasman Avenue	9	-
Auckland	Diomedes Street	9	-
Auckland	Paihia Road	2	-
Auckland	Fifeshire Street	4	-
Bay Of Plenty	King Street, Whakatane	5	81,200
Bay Of Plenty	King Street, Stewart Street & Washer Avenue, Whakatane	53	635,600
Bay Of Plenty	Apanui Avenue & Pounama Place, Whakatane	14	488,100
Bay Of Plenty	Middlebrook Drive, Katikati	18	240,200
Bay Of Plenty	High Street, Ōpōtiki	3	207,500
Bay Of Plenty	Princess Street, Ōpōtiki	3	221,600
Bay Of Plenty	Stewart Street, Ōpōtiki	2	96,400
Bay Of Plenty	Thomas Crescent, Western Heights, Rotorua	6	288,500
Bay Of Plenty	Roger Street, Pukehangi, Rotorua	3	356,100
Bay Of Plenty	Corilin Place, Mangakakahi, Rotorua	3	321,700
Bay Of Plenty	Middleton Road, Hannahs Bay, Rotorua	6	6,600
Bay Of Plenty	Garnet Place, Pukehangi, Rotorua	2	90,700
Bay Of Plenty	Ranolf Street & Malfroy Street, Glenholme, Rotorua	14	914,500
Bay Of Plenty	Milton Grove, Owata, Rotorua	3	3,700
Bay Of Plenty	Flinders Place, Welcome Bay, Tauranga	3	82,000
Bay Of Plenty	Jonathon Street, Judea, Tauranga	5	381,900
Bay Of Plenty	Sutherland Road, Brookfield, Tauranga	5	45,900
Canterbury	MacDonald Street, Waimataitai, Timaru	2	89,400
Canterbury	Glen Street, Marchwiell, Timaru	3	500
Canterbury	Selwyn Street, Marchwiell, Timaru	3	226,400
Canterbury	Tyne Street, Marchwiell, Timaru	3	204,600
Canterbury	Grey Road, Timaru	38	421,100
Canterbury	Gilberthorpes Road & Amuri Street, Hei Hei, Christchurch	18	449,700
Canterbury	Onawe Place, Christchurch	6	270,500
Canterbury	Armitage Street, Bishopdale, Christchurch	3	400
Canterbury	Breens Road, Bishopdale, Christchurch	3	223,800
Canterbury	Erica Street, Papanui, Christchurch	3	600
Canterbury	Morrison Avenue, Northcote, Christchurch	6	246,500
Canterbury	Flay Crescent & Wayside Avenue, Burnside, Christchurch	9	61,900
Canterbury	Britannia Street, New Brighton, Christchurch	6	5,500

Canterbury	Charnwood Crescent, Bishopdale, Christchurch	9	600
Canterbury	Warden Street, Richmond, Christchurch	3	500
Canterbury	Redgrave Street, Hoon Hay, Christchurch	3	194,000
Canterbury	Britannia Street, New Brighton, Christchurch	3	200,000
Canterbury	Ealing Street, Nortcote, Christchurch	5	500
Canterbury	Momorangi Crescent, Redwood, Christchurch	6	24,100
Canterbury	Reynolds Avenue, Bishopdale, Christchurch	6	274,000
Canterbury	Greers Road, Bishopdale, Christchurch	3	54,000
Canterbury	Riccarton Road, Riccarton, Christchurch	36	453,600
Canterbury	Kendal Avenue, Burnside, Christchurch	10	340,900
Canterbury	Hollyford Avenue & Earnslaw Crescent, Bryndwr, Christchurch	26	497,000
Canterbury	Main South Road, Sockburn, Christchurch	108	1,375,800
Canterbury	Hei Hei Road, Hei Hei, Christchurch	3	5,700
Canterbury	Lyall Place, Bryndwr, Christchurch	3	206,100
Canterbury	Marriotts Road & Rookwood Avenue, New Brighton, Christchurch	12	340,000
Canterbury	Ferry Road & Olliviers Road, Christchurch	39	300,100
Canterbury	Blenheim Road & Arthur Street, Upper Riccarton, Christchurch	44	133,600
Canterbury	Church Street, Hampstead, Ashburton	13	-
Canterbury	Orr Street, Netherby, Ashburton	9	424,100
Canterbury	Kiwi Street, Kaikōura	2	95,300
Central North Island	Delhi Avenue, Whanganui	10	374,100
Central North Island	Church Street, Palmerston North	63	2,264,800
Central North Island	Crewe Crescent & Bolton Place, Palmerston North	39	1,957,700
Central North Island	Crewe Crescent, Palmerston North	7	458,800
Central North Island	Exeter Crescent, Palmerston North	2	290,000
Central North Island	Galway Avenue, Palmerston North	3	-
Central North Island	Brentwood Avenue, Croydon Avenue, Botanical Road, Palmerston North	35	318,700
Central North Island	Coventry Street, Farnham Avenue, Croydon Avenue, Palmerston North	34	203,300
Central North Island	Rugby Street & Raleigh Street, Awapuni, Palmerston North	58	2,404,300
Central North Island	Tweed Street, Palmerston North	4	312,700
Central North Island	Edinburgh Street, Manawatu	2	143,900
East Coast	Bledisloe Road, Maraenui, Napier	19	743,800
East Coast	Wynyard Crescent, Tamatea, Napier	1	22,100
Northland	Rupert Clark Road, Whau Valley, Whangarei	5	-
Northland	Wilkinson Avenue, Kamo, Whangarei	5	231,800
Northland	Paramount Parade, Tikipunga, Whangarei	10	358,900
Northland	Paramount Parade & Hawea Place, Tikipunga, Whangarei	20	415,400
Northland	Tamingi Street & Tiki Place, Ruakaka, Whangarei	29	642,100
Northland	Thomas Street, Tikipunga, Whangarei	2	596,200
Northland	Clark Road & Griffin Street, Kamo, Whangarei	12	184,600
Northland	Chester Avenue and Ross Street, Onerahi, Whangarei	9	155,500
Northland	Chester Avenue and Ross Street, Onerahi, Whangarei	17	236,000
Northland	Chester Avenue and Ross Street, Onerahi, Whangarei	18	236,900
Northland	Vinegar Hill Road, Whangarei	13	-

Northland	Vinegar Hill Road & Balmoral Road, Whangarei	9	-
Northland	Weaver Street & Moody Avenue, Whangarei	12	-
Northland	Kamo Road & McKintock Street, Whangarei	15	-
Northland	Third Avenue and Second Avenue, Whangarei	33	-
Northland	Vinegar Hill Road, Thomas Street, Steere Place, Whangarei	30	-
Northland	Smeaton Drive, Whangarei	3	-
Northland	Aratiatia Place, Whangarei	9	-
Northland	Heretanga Street, Whangarei	6	-
Northland	Meadow Park Crescent, Whangarei	3	-
Northland	Meadow Park Crescent, Whangarei	3	-
Northland	Jack Street, Whangarei	5	-
Northland	William Jones Drive, Whangarei	12	-
Northland	Thomas Street, Whangarei	15	-
Northland	Thomas Street, Tikipunga, Whangarei	9	1,808,400
Northland	Tiki Place & Peter Snell Road, Ruakaka, Whangarei	18	473,100
Northland	Kauri Street, Kaipara	0	-
Northland	Awakino Road & Gordon Street, Kaipara	0	13,800
Northland	Donald Road, Kaitaia, Northland	15	490,200
Northland	Waikare Road, Kawakawa, Bay of Islands	1	128,700
Northland	Worth Street, Kaitaia, Far North	6	248,200
Northland	Guerin Street, Kaikohe, Far North	5	-
Northland	Kowhai Avenue, Kaikohe, Far North	5	243,300
Northland	Purdy Street, Kaikohe, Far North	6	-
Northland	Broadway & Tawanui Road, Kaikohe	36	472,700
Northland	Bisset Road, Kaikohe, Far North	2	1,200
Northland	Pukepoto Road & Tangonge Crescent, Kaitaia, Far North	10	615,000
Northland	Bisset Road, Point Tairā, Kaikohe	41	506,500
Northland	Wihongi Street, Kaikohe, Far North	1	119,400
Northland	Kerikeri Road	0	-
Southern	McQuarrie Street & Elles Road, Invercargill	0	-
Southern	Riselow Road, Corstorphine, Dunedin	2	92,700
Southern	Doon Street, Mosgiel, Dunedin	3	215,900
Southern	High Street, Mosgiel, Dunedin	11	226,500
Southern	Spey Street & Doon Street, Mosgiel, Dunedin	4	117,600
Southern	High Street & Arran Street, Mosgiel, Dunedin	6	178,900
Southern	Green Street, Mosgiel, Dunedin	6	238,100
Southern	Doon Street, Mosgiel, Dunedin	3	235,200
Southern	Stafford Street, Dunedin	32	-
Southern	Albertson Avenue, Port Chalmers, Dunedin	11	474,300
Southern	Carroll Street, Dunedin Central	40	1,454,300
Taranaki	Broadway & Cracroft Street, New Plymouth	12	763,600
Taranaki	Kauri Street, Merrilands, New Plymouth	1	100,200
Taranaki	Pleiades Street, Waitara	1	89,400
Taranaki	Tupoki Street, Glen Avon, New Plymouth	4	264,700
Taranaki	Taumaihi Street, Whanganui	3	54,800
Waikato	Collins Road, Melville (Te Mauri Paihere Ki Mangakootukutuku)	47	1,676,600
Waikato	Rolleston Street, Thames	2	184,700

Waikato	Mount Sea Road, Thames	6	242,300
Waikato	Matipo Street, Taupō	3	25,800
Waikato	Terence Street, Tauhara, Taupō	3	54,700
Waikato	Endeavour Avenue, Flagstaff, Hamilton	60	1,722,000
Waikato	Crosher Place, Silverdale, Hamilton	5	376,800
Waikato	Heath Street, Saint Andrews, Hamilton	4	245,000
Waikato	Baker Street, Leather Street, Huntly	6	802,100
Waikato	Sims Street, Ngaruawahia	1	3,600
Wellington	East Street, Greytown	4	321,900
Wellington	Woodward Street East, Featherston	7	21,400
Wellington	Aotaki Street, Otaki, Kapiti	7	202,800
Wellington	Castor Crescent, Calliope Crescent, Matahourua Crescent, Esk Place, Hazard Grove, Cannons Creek Porirua	53	1,821,100
Wellington	Bellona Place, Cannons Creek, Porirua	9	-
Wellington	Castor Crescent, Cannons Creek, Porirua	14	115,000
Wellington	Kowhai Street, Harris Street & Naenae Road, Taita	19	1,256,400
Wellington	Wood Street, Wainuiomata, Lower Hutt	35	1,109,600
Wellington	Colson Street, Avalon, Lower Hutt	3	124,300
Wellington	Feist Street, Seddon Street & Newcombe Street, Naenae, Lower Hutt	11	718,300
Wellington	Evans Bay Parade, Kilbirnie, Wellington	30	3,494,700
Wellington	Ngatiapa Street, Tukanae Street & Rahui Street, Strathmore Park, Wellington	41	1,600,300
Wellington	Nuku Street, Strathmore Park, Wellington	28	1,092,100
Wellington	Wayside, Miramar, Wellington	1	336,400
West Coast Tasman	Examiner Street, Nelson City, Nelson	14	365,600
West Coast Tasman	Waimea Road, Nelson	8	109,000
West Coast Tasman	Seaview Road, Stoke, Nelson	18	515,600
West Coast Tasman	Atawhai Drive, The Wood, Nelson	18	433,900
West Coast Tasman	Meachen Crescent, Blenheim, Blenheim	3	600
West Coast Tasman	Churchill Street, Mayfield, Blenheim	2	90,400
West Coast Tasman	Arthur Street, Blenheim	10	766,700
West Coast Tasman	Hutcheson Street & Churchill Street, Mayfield, Blenheim	10	283,900
West Coast Tasman	Jollie Street, Hokitika	4	126,700
West Coast Tasman	Hoffman Street Hokitika	6	160,800
			*Capital costs incurred to date that are subject to accounting write off