

31 August 2026

Kia ora,

We'd like to provide an update on the Kāinga Ora site at **1–7 Ngatiapa Street, Strathmore Park, Wellington.**

Kāinga Ora will demolish 31 homes on the site that have reached the end of their life as social housing. Demolition work is scheduled to begin this week on 31 August 2026 and is expected to take approximately six weeks to complete.

Looking ahead, we propose to deliver 37 new state homes on the site subject to approvals, including a mix of two, three and four-bedroom homes.

What happens next?

- Contractors will aim to minimise disruption while demolition work is underway. After demolition, the site will be secured and regular maintenance scheduled to keep it tidy, ahead of building work starting.
- Demolition is an early step in preparing the site for redevelopment. After demolition is complete, we will continue detailed design of the proposed new development before applying for resource consent, which we expect to do in 2027.
- Subject to necessary building and resource consents being obtained and a contractor being appointed, construction of the new homes could begin in early 2028.

The proposed redevelopment is part of the Kāinga Ora renewals programme, which aims to replace or significantly renovate around 2,000 older homes each year over the coming years.

We appreciate the community's continued understanding and patience as we have worked through the future of this site. We will continue to keep you informed and share further updates as they become available. <https://engage.kaingaora.govt.nz/wellington-city>

Nga mihi



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