



Kāinga Ora – Homes and Communities Status Report

For period 18 July – 1 August 2025

GSR-25-19760

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1. Decisions or consultations sought for this Status Report

There are 0 decision(s) or consultation(s) sought for this report.

For upcoming advice to be delivered in the next month please refer to section 4.

2. Update for Ministers

Appointment of Chief People and Assurance Officer

s 9(2)(a) has been appointed to the role Chief People and Assurance Officer. The role is accountable for driving a high-performance culture, and ensuring people and assurance decisions are strategic, commercially sound, and operationally effective.

The People and Assurance business group includes communications, engagement, marketing, governance, ministerial services, legal, risk, privacy and all people-related functions and services.

Tracey was previously acting in the role of General Manager – People, Governance and Capability (now People and Assurance).

Recruitment for the new Chief Financial Officer role is progressing.

Contact Person:

s 9(2)(a)

Position:

Chief Executive

Phone:

s 9(2)(a)

Divestment Activity in Pipiwai, Northland

Kāinga Ora intends to sell approximately 900 homes over the next 12-18 months, representing around one percent of our current portfolio.

A range of properties will be considered for sale, based on age, location, value and regional housing needs. Many will be older houses which no longer meet the needs of our tenants. Others may be homes in high value areas where it makes sense to sell one high-value property and use the proceeds to build multiple new ones in areas of greatest need. For each existing Kāinga Ora home sold, a newly built home is delivered elsewhere.

As part of its asset renewal strategy, Kāinga Ora recently listed a parcel of land for sale in Pipiwai, Northland. Five state homes in the area are tenanted, while a sixth property—severely damaged by fire—was demolished. The tenants of that home were successfully rehoused in another Kāinga Ora property with the now-vacant section subsequently included in the land sale programme and marketed for sale.

Local iwi have since expressed their concerns around the proposed sale. In response, Kāinga Ora's Regional Director s 9(2)(a) met with iwi representatives on 8 July to hear their concerns. Although the land is not subject to a Right of First Refusal, the vacant section has been withdrawn from the market while discussions with iwi continue.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Auckland and Northland

Phone:

s 9(2)(a)

Divestment Website Now Live

A new Divestment webpage is now live on the Kāinga Ora website. It provides visibility of Kāinga Ora's social housing properties currently listed for sale, including vacant land, with information presented by region.

The site also includes a monthly overview of settled (sold) properties, covering both the most recent month and cumulative sales since 1 January 2025.

By making this information easily accessible, we aim to improve transparency, support informed stakeholder engagement, and reduce the volume of individual enquiries, easing pressure on internal resourcing.

You can view the site by clicking here: <https://kaingaora.govt.nz/en/NZ/urban-development-and-social-housing/selling-kainga-ora-properties/property-sales/>

Contact Person:

s 9(2)(a)

Position:

General Manager – Housing
Delivery

Phone:

s 9(2)(a)

Update on Kāinga Ora organisational change project - Reset, Resize, Renew (RRR)

The RRR project has completed its final phase with focus now shifting to implementation of the changes.

All selection outcomes and notice of redundancy letters have now been issued since final decisions were announced on 4 June.

Key facts:

- The restructure has resulted in the net reduction of 626 roles.
- 553 offers of redeployment (or reconfirmation letters) have been actioned
- 380 applications for voluntary redundancy were received, with 320 approved.
- 163 affected employees have been issued with a general 'Notice of Redundancy' (as at 21 July).

Contact Person: s 9(2)(a)	Position: Chief People and Assurance Officer	Phone: s 9(2)(a)
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3. Summary of papers sent

Paper	Purpose
Ad Hoc Monthly report - June 2025 GSR-25-19463	This paper provides the monthly report for the month of June.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
August	Briefing Transfer of the vertical build function in the Tamaki Large Scale Project GSR-25-19458	Hon. Chris Bishop	s 9(2)(a)
August	Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 June 2025 GSR-25-19574	Hon. Chris Bishop	s 9(2)(a)
August	Ad Hoc Optimised house design plans GSR-25-19668	Hon. Chris Bishop	s 9(2)(a)

5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-18095	Member of the Public	Public	<i>Building Innovation</i> HDS and Daum & Co	Hon. Chris Bishop	Noting FYI	24/02/2025 (Extended)
GSR-25-19302	Member of the Public	Public	<i>Staff</i> Restructure cost savings and senior managers' OHI results	Hon. Chris Bishop	Noting FYI	23/07/2025 (Extended)

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19407	s 9(2)(a)	Media	<i>Evictions and Terminations</i> KO evictions involving children	Hon. Chris Bishop	Consultation	06/08/2025 (Extended)
GSR-25-19457	Member of the Public	Public	<i>Maintenance</i> Maintenance Partner Contracts and Rates (Auckland Region)	Hon. Tama Potaka	Not being provided	12/08/2025 (Extended)
GSR-25-19483	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Cancelled projects	Hon. Chris Bishop	Noting FYI	29/08/2025 (Extended)
GSR-25-19482	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Demolished houses for cancelled projects	Hon. Chris Bishop	Noting FYI	15/08/2025 (Extended)
GSR-25-19472	Member of the Public	Public	<i>Maintenance</i> Cost to remediate Dixon Street Flats, Wellington	Hon. Chris Bishop	Noting FYI	01/09/2025 (Extended)
GSR-25-19498	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Demolished social houses	Hon. Chris Bishop	Noting FYI	26/08/2025 (Extended)
GSR-25-19514	s 9(2)(a)	Media	<i>Developments</i> Developments on Castor Cres, Matahourua Cres, Hazard Gr and Bellona Place, Porirua	Hon. Chris Bishop	Noting FYI	05/08/2025 (Extended)
GSR-25-19584	Member of the Public	Public	<i>Developments</i> Kainga Ora consent houses 2025/26 that are universal design	Hon. Chris Bishop	Not being provided	04/08/2025
GSR-25-19609	Member of the Public	Public	<i>Staff</i> Current roles/job titles, salary bands, FTE info, median/avg salary & employee benefits	Hon. Chris Bishop	Not being Provided	06/08/2025
GSR-25-19608	s 9(2)(a)	Media	<i>Maintenance</i> Property repairs at s 9(2)(a) Mosgiel	Hon. Chris Bishop	Noting FYI	06/08/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19657	s 9(2)(a)	Media	<i>Finance</i> <i>Kāinga Ora turnaround plan report back</i>	Hon. Chris Bishop	Noting FYI	11/08/2025
GSR-25-19689	s 9(2)(a)	Media	<i>Maintenance</i> South Dunedin Supported Housing	Hon. Chris Bishop	Noting FYI	15/08/2025
GSR-25-19242	s 9(2)(a)	Media	<i>Staff</i> Daum & Co	Hon. Chris Bishop	Noting FYI	13/08/2025 (Extended)
GSR-25-19722	Member of the Public	Public	<i>Developments</i> Construction Projects Data Request - last 5 years	Hon. Chris Bishop	Not being provided	20/08/2025
GSR-25-19734	Member of the Public	Public	<i>Staff</i> Request for Information: te reo Māori use	Hon. Chris Bishop	Not being provided	21/08/2025
GSR-25-19746	Member of the Public	Public	<i>Developments</i> Information on Roskill development	Hon. Chris Bishop	Noting FYI	22/08/2025
GSR-25-19755	Member of the Public	Public	<i>Staff</i> Restructure - Consultants spend, number of reviews, money saved	Hon. Chris Bishop	Noting FYI	25/08/2025

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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No Ministerial OIA's sent this report.