



Kāinga Ora – Homes and Communities Status Report

For period 8 – 12 December 2025

KO-MS-25-20755

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1. Update for Ministers

Transfer of Master Developer (vertical build) functions to Tāmaki Redevelopment Company

Kāinga Ora has now completed the transfer of the Master Developer (vertical build) functions in the Tāmaki Large Scale Project (LSP) to the Tāmaki Redevelopment Company (TRC) with an effective date of 1 December 2025.

Kāinga Ora had been performing these functions on behalf of TRC since 2018, but this was identified as a non-core function in the Kāinga Ora Reset Plan. These functions were inclusive of but not limited to; procurement of main build contractors, negotiations, drafting and contracting, health and safety management, principle and delivery management of the programme and projects.

You and the Minister of Finance formally approved the transfer of this function in October 2025 (HUD2025-008100) and both parties have worked productively to ensure all the appropriate paperwork and responsibilities have been transferred.

TRC and Kāinga Ora are now working to develop the Enabling Infrastructure Agreement which will govern the interface between Kāinga Ora delivering the infrastructure programme under an LSP model and TRC's future housing delivery programme. HUD will be consulted on this agreement, and we can provide you with more detail if requested.

Contact Person:

s 9(2)(a)

Position:

General Manager - UDD

Phone:

s 9(2)(a)

New Homes for Christmas

Before Christmas, close to 40 brand new homes are scheduled for delivery across the country. Among these are 4 and 5-bedroom homes for larger families. In Nelson, a five-bedroom home will be delivered next week to a family who are current Kāinga Ora tenants and experiencing overcrowding in their current home. This newer, larger home will make a huge difference to family life, better accommodating the needs of their children, including the requirements of a child with special needs.

Other placements made this month include a solo father and his son moving into a newly built apartment in Gisborne. After a period of "couch surfing" living in a tent, emergency and transitional housing, this tenant and his son are enjoying having their own place and space. This is enabling our tenant to have a focus on the future, including some steps towards returning to work.

Contact Person: s 9(2)(a)	Position: DCE – South Island	Phone: s 9(2)(a)
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s 9(2)(f)(iv)

Contact Person: s 9(2)(a)	Position: DCE – Central	Phone: s 9(2)(a)
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Partnering with service providers in Māngere		
An event to foster community connection, build trust, and link residents to support services will take place at the Kāinga Ora Bader McKenzie complex in South Auckland on Saturday, 13 December. This complex consists of 65 units across five, three-level walk-up blocks and six terrace homes, housing families with young children, single adults with children, and single adults. The complex features a community room, playground, and BBQ facilities. The Kāinga Ora Māngere office and Counties Manukau engagement team are hosting the day, and local service providers are committed to attend. They will provide education on fire safety (FENZ), cultural and mental health support (Kāhui Tū Kaha), on-site health checks (Bader Drive Community Trust), and budgeting advisory services (Vaiola Budgeting Service).		
Contact Person: s 9(2)(a)	Position: DCE – Auckland and Northland	Phone: s 9(2)(a)

2. Summary of papers sent

Paper	Purpose
Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 September 2025 KO-MS-25-20349	This memo provides a summary of the quarterly statistics tables and home ownership products report as at 30 September 2025.
Ad Hoc Turnaround plan report back – October KO-MS-25-20320	This paper provides a report back on the Kāinga Ora turnaround plan.
Ad Hoc Consenting delays KO-MS-25-20701	This paper provides you with information about consenting timeframes experienced by Kāinga Ora, the contributors of the delays, examples of unreasonable RFIs and the estimated cost associated with the delays.

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
December	Ad Hoc Monthly Report – November 2025 KO-MS-25-20683	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)

4. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
KO-MS-25-20494	s 9(2)(a)	Media	<i>Evictions and Terminations</i> Evictions and relocations Waikato & nationally for last five years	Hon. Chris Bishop	Noting FYI	15/12/2025 (Extended)
KO-MS-25-20567	s 9(2)(a)	Media	<i>Developments</i> Cancelled project at Albertson Ave, Port Chalmers	Hon. Chris Bishop	Noting FYI	21/01/2026 (Extended)

KO-MS-25-20574	Member of the public	Public	<i>Disposals</i> Sale of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	22/01/2026 (Extended)
KO-MS-25-20576	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Build costs at Puroto Street, Meadowbank and net delivery	Hon. Chris Bishop	Consultation	23/01/2026 (Extended)
KO-MS-25-20601	Member of the Public	Public	<i>Disposals</i> Accessibility of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	22/01/2026 (Extended)
KO-MS-25-20437	s 9(2)(a)	Opposition	<i>Developments</i> Vacant undeveloped land	Hon. Chris Bishop	Noting FYI	10/12/2025 (Extended)
KO-MS-25-20494	s 9(2)(a)	Media	<i>Evictions and Terminations</i> Evictions and relocations Waikato & nationally for last five years	Hon. Chris Bishop	Noting FYI	15/12/2025
KO-MS-25-20648	s 9(2)(a)	Opposition	<i>Disposals</i> Sale of s 9(2)(a) East Street, Greytown	Hon. Chris Bishop	Noting FYI	15/12/2025
KO-MS-25-20340	Member of the Public	Public	<i>Disposals</i> Dixon Street Flats - Rational and decision process for sale of property	Hon. Chris Bishop	Consultation	11/12/2025 (Extended)
KO-MS-25-20709	Member of the Public	Public	<i>On-call arrangements</i> Request for information on public-sector on-call arrangements and compensation for after-hours work in communications roles.	Hon. Tama Potaka	Not being provided	23/12/2025
KO-MS-25-20718	s 9(2)(a)	Media	<i>Cancelled projects</i> Request for Kāinga Ora reviews of discontinued projects, ministerial advice, project lists/reasons, relocations, stages, and spend.	Hon. Chris Bishop	Consultation	16/01/2026
KO-MS-25-20720	s 9(2)(a)	Media	<i>Vacant properties</i> Request for details on 235 vacant Kāinga Ora homes, reasons, history, and annual vacancy statistics	Hon. Tama Potaka	Noting FYI	16/01/2026
KO-MS-25-20721	s 9(2)(a)	Media	<i>Advice to Ministers</i> All aide-memoires, official advice, or reports produced by Kāinga Ora and given to the housing ministers since	Hon. Chris Bishop	Consultation	16/01/2026

			November 2023.			
KO-MS-25-20733	Member of the Public	Public	<i>Property sales</i> Request for Kāinga Ora criteria, processes, and timelines for property sales, including decision-making and offer evaluation policies.	Hon. Chris Bishop	Not being provided	20/01/2026
KO-MS-25-20741	Member of the Public	Public	<i>CEO recruitment</i> Request for details of Kāinga Ora CEO recruitment process	Hon. Tama Potaka	Noting FYI	21/01/2026
KO-MS-25-20690	Member of the Public	Public	<i>City Link Bridge</i> Request for government–Hutt City Council correspondence on funding decisions for the City Link bridge at Melling	Hon. Chris Bishop	Noting FYI	21/01/2026

5. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
KO-MS-25-20690 OIA25-CB272	s 9(2)(a)	<i>Local Government</i> Riverlink IAF and Hutt City Council	09/12/2025	16/12/2025

7. Upcoming Events/Announcement Opportunities

This list outlines confirmed opportunities for Ministerial engagement, including all events and announcements scheduled within the Greater Wellington region and major or high-profile sites beyond. While not exhaustive, it highlights key engagements.

A comprehensive list of opportunities for any specific region can be provided upon request.

Topic	Portfolio	Type of Announcement	Date	Additional Notes
Turnaround Plan one-year on	Housing	Announcement	From 4 Feb 2026 onwards	Milestone announcement to highlight progress and improvements with Kainga Ora a year since the Plan was announced
Greater Wellington Region				
Opening of 8 new homes in Waiwhetu, Lower Hutt	Housing	Event	March 2026	Opening date dependent on tenancing of homes.
Arlington Development	Housing	Announcement	Early 2026	Business Case went to Cabinet 24 Nov
Opening of 4 new homes in Porirua	Housing	Event	March 2026	Three homes replacing one older one in Waterloo.
Central				
Auckland/Northland				
Opening of 43 new homes plus community room	Housing	Event	Jan/Early Feb 2026	Terrace housing of two storeys and walk up apartments of three storeys. Combination of a private site with a Kāinga Ora-owned site for public housing. Borders Mangere College.
Southern				
Opening of 8 new homes in Nelson	Housing	Event	Early Feb 2026	
Opening of 6 new homes in Mosgiel	Housing	Event	Mid Feb 2026	
Opening of 8 new homes in Greymouth	Housing	Event	Early April 2026	