



Kāinga Ora – Homes and Communities Status Report

For period 13 February 2026

KO-MS-26-21009

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1. Update for Ministers

Post-hearing questions from the Social Services and Community Committee

On 22 January, Kainga Ora received 100 written questions from the Social Services and Community Committee (the Committee), following our Annual Review hearing with the Committee on 3 December 2025. The questions cover a range of topics that were raised during the hearing, including our financial reset, restructuring, the Technology Modernisation work, disruptive behaviour, build costs, Large-Scale Projects and Māori housing outcomes. Kainga Ora's responses to the questions are due back with the Committee on 26 February, and we will provide your office with a copy of the responses ahead of the submission.

Contact Person: s 9(2)(a)	Position: Chief People and Assurance Officer (Acting)	Phone: s 9(2)(a)
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Asset Management Plan delivered

In July 2025, we briefed you on the revised Kāinga Ora Strategy 2025-2035 (BN GSR-25-19589). As part of this briefing, we committed to revising our Asset Management Plan (AMP) by December 2025 to ensure the operational management of our housing assets align with the Board's strategic direction and the financial sustainability goals of the Turnaround Plan. We are pleased to advise you that the AMP has been delivered and meets the requirements for agencies managing state assets set out in Cabinet Office Circular 23 (9), as well as guidance issued by The Treasury and the Infrastructure Commission in November 2025. We have advised the Ministry of Housing and Urban Development and the Treasury accordingly. The AMP will be made available to operational teams from mid-February 2026.

Contact Person: s 9(2)(a)	Position: Chief Financial Officer	Phone: s 9(2)(a)
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s 9(2)(a) Auckland: forthcoming eviction		
s 9(2)(a)		
Contact Person: s 9(2)(a)	Position: Acting DCE – Auckland/Northland	Phone: s 9(2)(a)

LSP marketing campaign

The annual marketing campaign for the Large-Scale Projects—covering Roskill, Māngere, Oranga and Northcote—will run from mid-February through to April. Build partners contribute funding under their Development Agreements, with the remainder covered by existing approved marketing budgets.

The campaign is designed to support sales across the LSPs by generating buyer demand and directing qualified leads to build partner sales channels. While the market remains cautious, interest in well-located and more affordable homes is strengthening. Media activity will be phased to align with homes coming to market across each development partner sales channels.

Contact Person: s 9(2)(a)	Position: GM Urban Development and Delivery	Phone: s 9(2)(a)
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Ferncliffe Farm sale update

Kainga Ora has appointed Bayleys as the real estate agent to sell Ferncliffe Farm, Tauranga. Kainga Ora and Bayleys are currently working on a marketing plan, and the site will be on the market the week of 23 February 2026 with a 6-week campaign. Kainga Ora will provide further updates once offers have been received.

Contact Person: s 9(2)(a)	Position: GM Urban Development and Delivery	Phone: s 9(2)(a)
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2. Summary of papers sent

Paper	Purpose
Nil.	

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
February	Ad hoc Quarterly Report to Ministers - October to December 2025 KO-MS-25-20535	Hon Chris Bishop Hon Tama Potaka	s 9(2)(a)
February	Briefing New North Road KO-MS-26-20935	Hon Chris Bishop	s 9(2)(a)
February	Ad hoc Monthly Report – January 2026	Hon Chris Bishop Hon Tama Potaka	s 9(2)(a)

4. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
KO-MS-25-20733	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	17/2/2026 (Extended)
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	19/2/2026 (Extended)
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	Hon. Chris Bishop	Noting FYI	6/3/2026 (Extended)

			bridge at Melling			
KO-MS-25-20671	s 9(2)(a)	Opposition	Riverlink IAF and Hutt City Council	Hon. Chris Bishop	Consultation	27/2/2026
KO-MS-25-20789	Member of the Public	Public	Information about appointment of Kainga Ora Head of Data and Insights	Hon. Tama Potaka	Not being provided	26/2/2026 (Extended)
KO-MS-25-20815	s 9(2)(a)	Opposition	Capital funding on new state houses	Hon. Chris Bishop	Noting FYI	4/3/2026
KO-MS-26-20899	Member of the Public	Public	Evictions and terminations	Hon. Tama Potaka	Not being provided	13/2/2026
KO-MS-26-20916	s 9(2)(a)	Media	Information about properties on Jacaranda Close	Hon. Chris Bishop	Noting FYI	13/2/2026
KO-MS-26-20917	s 9(2)(a)	Media	Information about vacant Kāinga Ora properties in Tauranga and Rotorua	Hon. Tama Potaka	Noting FYI	13/2/2026
KO-MS-26-20952	Member of the Public	Public	Information about six Kāinga Ora in Port Chalmers, Dunedin	Hon. Chris Bishop	Not being provided	18/2/2026

5. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
Nil.				

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.

Date	Portfolio	Place	What	Type	Notes
Greater Wellington Region					
March	Housing	Porirua	Opening of four new homes in Waitangirua	Event	Replacing two existing homes.

March	Housing	Lower Hutt	Completion and handover of three new homes in Waterloo	Event	Replacing one existing home.
April	Housing	Lower Hutt	Opening of three homes in Naenae	Event	Three homes replacing three older ones.
April	Housing	Lower Hutt	Opening of three homes in Naenae	Event	Three homes replacing one older one.
May	Housing	Lower Hutt	Opening of three new homes in Waiwhetu	Event	Three two-storey homes including 2 two-bedroom homes and one three-bedroom home.
June	Housing	Upper Hutt	Opening of 20 new homes in Trentham.	Event	Replacing eight existing homes. Mix of bedrooms starting at two.
July	Housing	Lower Hutt	Opening of seven new homes in Taitā	Event	Seven homes replacing three older ones.
September	Housing	Lower Hutt	Opening of 18 new homes in Taitā	Event	Replacing eight existing homes. Minister Bishop attended the sod-turning in October 2025.
Central					
March	Housing	Rotorua	Opening of 14 new homes	Event	Housing redevelopment. 14 homes made up of 11 two-bedrooms, 1 three-bedroom, and 2 four-bedrooms.
March	Housing	Fielding	Opening of 20 new homes	Event	Market delivery by s 9(2)(b)(ii) 20 homes made up of 5 two-bedrooms, 11 three-bedrooms and 4 four-bedrooms. The addition of these homes will result in Feilding having 200 public homes.
April	Housing	Rotorua	Opening of 24 new homes	Event	Market delivery by s 9(2)(b)(ii) 24 new homes made up of 4 one-bedrooms, 4 two-bedrooms, 4 three-bedrooms, 9 four-bedrooms, 1 five-bedrooms, and 2 six-bedrooms. This is stage two, which follows the delivery of 25 new homes in June 2025.
May	Housing	Ōpōtiki	Opening of 14 new homes	Event	Housing redevelopment. 14 homes made up of 10 two-bedrooms, 3 three-bedrooms, and 1 four-bedroom.

May	Housing	Tauranga	Opening of 16 new homes	Event	Housing redevelopment. 16 homes made up of 7 two-bedrooms, 7 three-bedrooms, and 2 four-bedrooms.
May	Housing	New Plymouth	Opening of 16 new homes	Event	Market delivery by s 9(2)(b)(ii) [redacted] home development made up of 16 one-bedrooms. Much-needed smaller typology.
June	Housing	New Plymouth	Opening of 15 new homes	Event	Housing redevelopment. 15 homes made up of 2 two-bedrooms, 9 three-bedrooms, 2 four-bedrooms, and 2 five-bedrooms.
June	Housing	Rotorua	Opening of 36 new homes	Event	Market delivery by s 9(2)(b)(ii) [redacted] 36 homes made up of 21 one-bedrooms, and 15 two-bedrooms. Much-needed smaller typology.
June	Housing	Gisborne	Opening of 10 new homes	Event	Market delivery by s 9(2)(b)(ii) [redacted] 10 homes made up of 9 two-bedrooms, and 1 three-bedroom.
Auckland/Northland					
March	Housing	Auckland	Opening of 43 new homes plus community room in Māngere	Event	Replaces 10 homes with 43. Terrace housing of two storeys, and walk-up apartments of three storeys. Combination of a private site with a Kāinga Ora-owned site for a public housing outcome. Borders Māngere College. Opening 11am to 1pm on 6 March.
Southern					
March	Housing	Nelson	Opening of 8 new homes	Event	A total of 21 new homes spread between four developments are scheduled to be opened in Nelson in the first half of 2026. The largest development has eight homes, replacing four homes

March	Housing	Dunedin	Opening of 11 new homes	Event	A total of 31 new homes spread between five developments are scheduled to be opened in Mosgiel, Dunedin, in the first half of 2026. The largest development has 11 homes, replacing four homes.
April	Housing	Greymouth	Opening of 8 new homes	Event	A total of 20 new homes spread between three developments are scheduled to be opened in Greymouth in the first half of 2026. The largest developments have eight homes. Replacing three homes.
May	Housing	Greymouth	Opening of 8 new homes	Event	

Proactively Released