



Kāinga Ora – Homes and Communities Status Report

For period 13 March 2026

KO-MS-26-21306

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1. Update for Ministers

s 9(2)(f)(iv)



Contact Person: s 9(2)(a)	Position: DCE – Central	Phone: s 9(2)(a)
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Potential supply chain disruption and our National Supply Agreements

Kāinga Ora is monitoring the evolving situation in the Middle East and potential impacts on our supply chain closely.

Maritime disruption, insurance shocks, air-freight constraints, and carrier rerouting are driving longer booking lead times, targeted rate pressure, and occasional equipment gaps, though no systemic outages are evident at present.

Our National Supply Agreements (NSAs) are performing as intended - containing cost inflation and safeguarding supply. The NSAs secure availability, timeliness, substitution options, and freight inclusive pricing. Any structural cost changes must be proven through the Annual Price Review and cannot be added midcycle. We also retain termination rights if agreement cannot be reached. These mechanisms are actively shielding Kāinga Ora from current freight and insurance volatility in global markets.

We will keep your office informed should impacts on our supply chain escalate.

Contact Person: s 9(2)(a)	Position: Chief Financial Officer	Phone: s 9(2)(a)
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s 9(2)(a)

Contact Person: s 9(2)(a)	Position: GM - National Services	Phone: s 9(2)(a)
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Walking tours of Northcote, Auckland

Two “walk-arounds” led by Auckland Council’s Auckland Urban Design Office (AUDO) were recently held with s 9(2)(a) with Kāinga Ora staff in attendance. Kāinga Ora provided s 9(2)(a) with updates on the Northcote Development, including progress on the redevelopment of homes, the Te Ara Awataha Greenway and ongoing community development initiatives. During the walk-around s 9(2)(a) sought clarification on KiwiBuild delivery in the area and follow-up information for development delivery numbers. Both visits were positive. Kāinga Ora will continue to work collaboratively with AUDO and maintain engagement with s 9(2)(a) as redevelopment and community initiatives progress.

Contact Person: s 9(2)(a)	Position: DCE – Auckland and Northland	Phone: s 9(2)(a)
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Auckland Council Dam Management

Auckland Council has advised that updates to dam regulations through the Building (Dam Safety) Regulations 2022, together with Council-led engineering assessments, have highlighted a range of risks associated with Auckland’s dams, including in events such as heavy rainfall or earthquakes. Auckland Council holds records for 18 high risk dams—10 owned by Healthy Waters and 8 owned by Watercare. A dam is classified as high risk based on what lies downstream, such as the number of properties and public facilities, posing a low likelihood but high impact hazard if failure occurs. Auckland Council is working with asset owners and emergency agencies to develop site specific evacuation plans, complementing existing engineering focused emergency action plans required under dam regulations. Auckland Council’s Emergency Management team has requested support from Kāinga Ora to inform the development of updated emergency action plans for these dams, beginning with the East Tāmaki Dam. Kāinga Ora will work with the Council and integrate dam risk information into our emergency planning as information

becomes available.

Contact Person:

s 9(2)(a)

Position:

DCE – Auckland and Northland

Phone:

s 9(2)(a)

Don McKinnon Drive, Albany & East Street, Drury – divestment update

Kāinga Ora is working through a procurement process for the selection of a real estate agent for Don McKinnon Drive, while simultaneously consulting with iwi around their potential interest in the purchase of the piece of land.

The Kāinga Ora legal team are still in discussions with Te Tari Whakatau and the Ministry of Housing and Urban Development about whether the Māori Protection Mechanism applies to the divestment of Kāinga Ora-owned land, as opposed to Crown-owned land. Once we have received a legal position from Te Tari Whakatau, we can then advise you how we plan to proceed with the sale of the land.

Contact Person:

s 9(2)(a)

Position:

GM – Urban Development and Delivery

Phone:

s 9(2)(a)

s 9(2)(a)

Contact Person:

s 9(2)(a)

Position:

GM - National Services

Phone:

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

Contact Person: s 9(2)(a)	Position: DCE – South Island	Phone: s 9(2)(a)
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2. Summary of papers sent

Paper	Purpose
Ad hoc Changes to monthly reporting KO-MS-26-21214	This paper provides an overview of Kāinga Ora's current Ministerial reporting products and seeks your agreement to streamline reporting by discontinuing the Monthly Ministers' Report.
Ad hoc Home Ownership Products Quarterly Report – Period ending 31 December 2025 KO-MS-26-21263	This report provides you with a quarterly overview of the Kāinga Ora Home Ownership Products activity.

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
March	Ad hoc Monthly Report – February 2026 KO-MS-26-21192	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-25-20690	Member of the Public	Public	Request for government–Hutt City Council correspondence on funding decisions for the City Link bridge at Melling	Hon Chris Bishop	Noting FYI	6/3/2026 (Extended)

KO-MS-25-20671	s 9(2)(a)	Opposition	Riverlink IAF and Hutt City Council	Hon Chris Bishop	Consultation	27/2/2026
KO-MS-26-20916	s 9(2)(a)	Media	Information about properties on Jacaranda Close	Hon Chris Bishop	Noting FYI	13/3/2026 (Extended)
KO-MS-26-20952	Member of the Public	Public	Information about six Kāinga Ora in Port Chalmers, Dunedin	Hon Chris Bishop	Not being provided	18/3/2026
KO-MS-26-21221	s 9(2)(a)	Opposition	Conferences, seminars and training events and spend	Hon Tama Potaka	Noting FYI	19/3/2026
KO-MS-26-21208	s 9(2)(a)	Media	Use of AI	Hon Tama Potaka	Noting FYI	18/3/2026
KO-MS-26-21203	s 9(2)(a)	Media	Consultant spend	Hon Tama Potaka	Noting FYI	18/3/2026
KO-MS-26-21191	Member of the Public	Public	Prior connection between former CE and current CE, appointment of Head of Data and Insights	Hon Tama Potaka	Not being provided	17/3/2026
KO-MS-26-21178	s 9(2)(a)	Media	Executive leadership training and coaching costs	Hon Tama Potaka	Not being provided	16/3/2026
KO-MS-26-21152	Member of the Public	Public	Terminations, rent debt and ethnicity data	Hon Tama Potaka	Not being provided	13/3/2026
KO-MS-26-21139	Member of the Public	Public	Ruapehu Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21138	Member of the Public	Public	Stratford Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21137	Member of the Public	Public	South Taranaki Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21128	s 9(2)(a)	Opposition	Porirua and Manurewa tenancy management	Hon Tama Potaka	Noting FYI	10/3/2026

KO-MS-26-21083	s 9(2)(a)	Opposition	Housing projects in Maungakiekie electorate	Hon Chris Bishop	Noting FYI	13/3/2026 (Extended)
KO-MS-26-21356	Member of the public	Public	Copy of report "Spending on External Consultants"	Hon Tama Potaka	Not being provided	27/3/2026
KO-MS-26-21350	s 9(2)(a)	Media	Sales of Kāinga Ora properties over a 12-18 month period	Hon Chris Bishop	Not being provided	30/3/2026
KO-MS-26-21327	s 9(2)(a)	Opposition	Information about Kāinga Ora's operational independence under the Crown Entities Act 2004	Hon Chris Bishop	Noting FYI	1/4/2026
KO-MS-26-21280	s 9(2)(a)	Media	Correspondence regarding Plimmerton Farm development	Hon Chris Bishop	Noting FYI	26/3/2026
KO-MS-26-21279	s 9(2)(a)	Opposition	Kainga Ora Land Programme briefings and papers	Hon Chris Bishop	Noting FYI	26/3/2026
KO-MS-26-21264	Member of the public	Public	Spend on new builds and completions	Hon Chris Bishop	Noting FYI	25/3/2026
KO-MS-26-21262	Member of the public	Public	Spend on new builds by Financial Year	Hon Chris Bishop	Noting FYI	24/3/2026
KO-MS-26-21259	Member of the public	Public	Information about a leased property to a community group in Manurewa	Hon Tama Potaka	Noting FYI	19/3/2026

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
March	Housing	Porirua	Opening of 4 new homes in Waitangirua	Event	Replacing two existing homes.
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.
Mar-26	Housing	Rotorua	Opening of 24 new homes.	Event	10am on 18 March. Market delivery by s 9(2)(b)(ii) 24 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.
March	Housing	Auckland	Blessing for opening of five new homes	Event	Manurewa
March	Housing	Auckland	Blessing for opening of five new homes	Event	Papatoetoe
March	Housing	Auckland	Blessing for opening of four new homes	Event	Manurewa
April	Housing	Auckland	Blessing for opening of five new homes	Event	Papatoetoe
April	Housing	Auckland	Blessing for opening of six new homes	Event	Otara
April	Housing	Auckland	Blessing for opening of four new homes	Event	Botany Downs
April	Housing	Auckland	Blessing for opening of three new homes	Event	Mangere East
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.
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	Botany Downs
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) 16 home development made up of 16 one-bedrooms. Much-needed smaller typology. The developer is responsible for all aspects of the construction and consenting process, site preparation and delivery of the homes. Kāinga Ora intends to purchase the homes upon completion to use for social housing.
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.
May	Housing	Wairoa	Community Event to acknowledge the completion of all 30 new homes in Wairoa (Market Delivery)	Event	30 new homes will have been delivered in this development. Deliveries have occurred in batches this financial year. Final settlement is expected on 27 May. The developer of this site is s 9(2)(b)(ii) 30 new homes (12 two-bed, 11 three-bed, 6 four-bed, 1 six-bed)
June	Housing	Upper Hutt	Opening of six new homes in Ebdentown.	Event	Six new homes made up of 4 two-bedroom homes and 2 three-bedroom homes.
June	Housing	Upper Hutt	Opening of 20 new homes in Trentham.	Event	Replacing eight existing homes. 20 new homes made up of 12 two-bedroom, 6 three-bedroom, and 2 four-bedroom.
June	Housing	Rotorua	Opening of 36 new homes.	Event	Market delivery by s 9(2)(b)(ii) Site was previously privately-owned motel converted into residential flats. Development will deliver 36 homes made up of 21 one-bedrooms, and 15 three-bedrooms. Much-needed smaller typology.

June	Housing	Gisborne	Opening of 10 new homes.	Event	Market delivery by s 9(2)(b)(ii) 10 homes made up of 9 two-bedrooms, and 1 three-bedroom.
June	Housing	New Plymouth	Project is split. 10 new homes will open in June. 5 more will open in July.	Event	Housing redevelopment. 15 homes made up of 2 two-bedrooms, 9 three-bedrooms, 2 four-bedrooms, and 2 five-bedrooms.
June	Housing	Lower Hutt	Opening of seven new homes in Taitā.	Event	Seven homes replacing three older ones. 5 three-bedroom and 2 two-bedroom.
August	Housing	Rotorua	Opening of 13 new homes.	Event	Final 13 homes (13x two-beds) of major redevelopment. 13 carparks.
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.

Proactively Released