



Kāinga Ora – Homes and Communities Status Report

For period 31 October – 14 November 2025

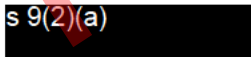
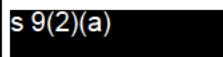
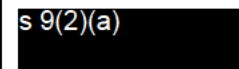
KO-MS-25-20609

Contents

1. Update for Ministers	2
2. Summary of papers sent	3
3. Upcoming advice to be delivered in the next month.....	4
4. Kāinga Ora OIA requests.....	4
5. Ministerial OIA requests.....	5
6. Upcoming Event/Announcement Opportunities.....	5

1. Update for Ministers

s 9(2)(f)(iv)

		
Contact Person: s 9(2)(a)  s 9(2)(a) 	Position: Deputy Chief Executive - Auckland and Northland Director Legal and Risk/General Counsel	Phone: s 9(2)(a)  s 9(2)(a) 

2. Summary of papers sent

Paper	Purpose
Ad Hoc Te Onekiritea Park/Bomb Point, Hobsonville KO-MS-25-20485	This paper provides an update on the work that Kāinga Ora has been doing on behalf of the Crown to vest land at Te Onekiritea within the Hobsonville Point development in Auckland.

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
November	Ad Hoc Meeting with Board KO-MS-25-20388	Hon. Chris Bishop	s 9(2)(a)
November	Ad Hoc Turnaround plan report back – October KO-MS-25-20320	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
November	Briefing Ministerial consultation - Mt Smart Rd & Roosevelt Ave development GSR-25-19356	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
November	Briefing Ministerial consultation - Hargest Terrace and Alamein Terrace development KO-MS-25-20548	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
November	Ad Hoc Monthly Report – October 2025 KO-MS-25-20446	Hon. Chris Bishop Hon. Tama Potaka	s 9(2)(a)
November	Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 September 2025 KO-MS-25-20349	Hon. Chris Bishop	s 9(2)(a)

4. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
KO-MS-25-20332	s 9(2)(a)	Media	<i>Disposals</i> Dixon St costs	Hon. Chris Bishop	Consultation	26/11/2025 (Extended)
KO-MS-25-20450	s 9(2)(a)	Opposition	<i>Developments</i> Correspondence on cost of Puroto Street, Meadowbank	Hon. Chris Bishop	Consultation	14/11/2025
KO-MS-25-20461	Member of the Public	Public	<i>Staff</i> Details of Kainga Ora staff residing outside their designated work region	Hon. Chris Bishop	Noting FYI	17/11/2025
KO-MS-25-20515	Member of the Public	Public	<i>Staff</i> Information about bought and/or leased work vehicles	Hon. Chris Bishop	Noting FYI	24/11/2025
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	24/11/2025
KO-MS-25-20532	Member of the Public	Public	<i>Staff</i> Query about use of performance management software	Hon. Chris Bishop	Not being provided	25/11/2025
KO-MS-25-20567	s 9(2)(a)	Media	<i>Developments</i> Cancelled project at Albertson Ave, Port Chalmers	Hon. Chris Bishop	Noting FYI	02/12/2025
KO-MS-25-20574	Member of the public	Public	<i>Disposals</i> Sale of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	03/12/2025
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	04/12/2025
KO-MS-25-20606	Interest Group	Interest Group	<i>Maintenance</i> Asbestos management in rental portfolio	Hon. Chris Bishop	Not being provided	05/12/2025
KO-MS-25-20605	Interest Group	Interest Group	<i>Maintenance</i> Asbestos management in Kāinga Ora offices	Hon. Chris Bishop	Not being provided	05/12/2025
KO-MS-25-20601	Member of the Public	Public	<i>Disposals</i> Accessibility of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	08/12/2025

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-25-20340	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)

5. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
KO-MS-25-20593 OIA25-CB262	s 9(2)(a)	<i>Urban Development</i> Briefings on LSPs, HAF and Lakeside	17/11/2025	19/11/2025

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.

Date	Event/Announcement Type	Description	Location	Comments
Greater Wellington Region				
Dec-25	Opening	Eight new homes (three and four bedrooms) in Waiwhetu, replacing three homes on site.	Waiwhetu Road, Lower Hutt	Opening dates will be confirmed once homes are fully tenanted. If there is Minister Office interest openings could be held on Fri Nov 28 or Fri Dec 5.
Mar-26	Opening	Three new homes in Waterloo (two two-bedroom, one four-bedroom) replacing one original home.	Collingwood Street, Lower Hutt	
Mar-26	Opening	Four new homes in Porirua replacing one original home.	Warspite Ave, Porirua	
Central				
27-Nov-25	Blessing/Opening	Fourteen new homes in New Plymouth all one-bedroom	Dawson Street, New Plymouth	
Nov-25	Blessing	Twelve new homes in Gisborne (redevelopment) – Ten two-bed, two three-bedroom	Gladstone and Mill Road in Gisborne	

Dec-25	Blessing	Ten new homes in Ashhurst – eight two-bedroom, two three-bedroom	Oxford Street, Ashhurst	
Auckland/Northland				
22-Nov-25	Community whānau event	Opening of new park in LSP	Reporepo Park, corner of Paneke Street and Winthrop Way, Māngere	Reporepo Park is a key open space amenity for the Aorere community and is the result of a valued collaboration between Mana Whenua, Auckland Council, the local community, and Kāinga Ora.
27-Nov-25	Community Viewing Day	Twelve new homes in Pakuranga – three four - bedrooms, two three-bedrooms, seven two-bedrooms	Reeves Road, Pakuranga	Local Board, local MP s 9(2)(a) and immediate neighbours invited
Nov/Dec 2025	Opening	Twenty new homes in Whangārei	Pearce Drive, Whangārei, Northland	Expected delivery date subject to change November 2025
Southern				
Feb-25	Opening	Eight new homes in Greymouth	Ward St, Cobden, Greymouth	

Proactively Released