



Kāinga Ora – Homes and Communities Status Report

For period 1 August – 15 August 2025

GSR-25-19886



Kāinga Ora
Homes and Communities

Contents

1. Decisions or consultations sought for this Status Report.....	2
2. Update for Ministers.....	2
3. Summary of papers sent.....	4
4. Upcoming advice to be delivered in the next month	4
5. Kāinga Ora OIA requests	4
6. Ministerial OIA requests	6

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

Annual Report Update 2024/2025

Our 2024/25 Kāinga Ora Annual Report is well underway and on track for publication by mid- October 2025. The report follows the latest Treasury guidance, with a clear focus on demonstrating delivery against Government priorities. It is structured around the organisation's four new strategic objectives, reflecting the Turnaround Plan and updated strategy. Engagement with HUD, the Treasury, our auditors, and the Office of the Auditor-General is ongoing, with feedback being incorporated ahead of Board sign-off in late September.

The Kāinga Ora Climate Statement 2024/25 will again be published as a standalone document, allowing the main report to focus on core organisational performance.

The following timeline outlines when the Minister's Office will receive the 2024/25 Kāinga Ora Annual Report (as agreed with HUD), and key steps leading up to its presentation to the House.

When	Who	Activity
30 September	Board	Sign-off Annual Report
1 October	Kāinga Ora	Share Board-approved Annual Report with the Minister's Office and HUD (electronic version)
15 October	Minister's Office	Receive printed copies of 2024/25 Annual Report
By 23 October	Minister	Present Kāinga Ora 2024/25 Annual Report to the House
	Kāinga Ora	Publish Annual Report on website

Contact Person:

s 9(2)(a)

Position:

General Manager – Strategy,
Finance and Policy

Phone:

s 9(2)(a)

Transformation Update

Over the past year, Kāinga Ora has been making progress on its transformation programme designed to reshape how we work. This is more than operational improvement; it's a complete overhaul of our strategy, systems, processes, finances, capabilities, and workplace culture. So far we have reshaped and refocused the organisation by:

- Focusing on our core services
- Aligning our operations to the funding and market conditions we have
- Tightening cost control across the business

We've now moved from bottom-up planning into full-scale implementation. This work has set us up for a large transformation programme of 134 initiatives across the different workstreams. Each initiative has a solid business-case, and a high level of confidence that it will be delivered successfully. To help manage the work, we use a transformation management and accountability tool that gives us clear, data-driven oversight.

The programme is organised into 9 workstreams supported and orchestrated by the Transformation Office to ensure clear accountability and delivery, following best-practice principles:

- Asset Management & Maintenance
- Customer Services
- Housing Design & Delivery
- Urban Development and Delivery
- Technology
- External Spend
- Organisational Health
- Support Functions
- Labour Productivity

We will provide further updates as we make progress against each of these workstreams.

Contact Person:

s 9(2)(a)

Position:

General Manager –
Transformation

Phone:

s 9(2)(a)

3. Summary of papers sent

Paper	Purpose
Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 June 2025 GSR-25-19574	This memo provides a summary of the quarterly statistics tables and home ownership products report as at 30 June 2025 produced by Kāinga Ora – Homes and Communities. We intend to publish these on our external website on or after 19 August 2025.

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 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 (Partial response provided/additional info to follow)
GSR-25-19407	s 9(2)(a)	Media	<i>Evictions and Terminations</i> KO evictions involving children	Hon. Chris Bishop	Consultation	20/08/2025 (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)

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
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-25-19657	s 9(2)(a)	Media	<i>Finance</i> Kāinga Ora turnaround plan report back	Hon. Chris Bishop	Noting FYI	28/08/2025 (Extended)
GSR-25-19689	s 9(2)(a)	Media	<i>Maintenance</i> South Dunedin Supported Housing	Hon. Chris Bishop	Noting FYI	5/09/2025 (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	25/08/2025
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
GSR-25-19772	s 9(2)(a)	Media	<i>Developments</i> Cancelled projects and right to return	Hon. Chris Bishop	Noting FYI	25/08/2025
GSR-25-19778	Member of the Public	Public	<i>Staff</i> Details about resignation of ex-Board Member Arihia Bennet, impact of Turnaround Plan on Maori	Hon. Chris Bishop	Not being provided	27/08/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19800	s 9(2)(a)	Media	<i>Developments</i> Capital expenditure by city and Arlington development foundations	Hon. Chris Bishop	Noting FYI	4/09/2025
GSR-25-19810	s 9(2)(a)	Opposition	<i>Administration</i> Briefings on RiverLink (IAF) and Status Report	Hon. Chris Bishop	Consultation	29/08/2025
GSR-25-19830	Member of the Public	Public	<i>Developments</i> Vision Intelligence surveillance tower at Dover Courts, Christchurch	Hon. Chris Bishop	Not being provided	29/08/2025
GSR-25-19829	Member of the Public	Public	<i>Security</i> Tenant Surveillance, Predictive Risk Modelling, and Agency Coordination (ŌCHT + Police/Tribunal)	Hon. Chris Bishop	Not being provided	29/08/2025
GSR-25-19849	Member of the Public	Public	<i>Methamphetamine</i> Methamphetamine Testing Procedure and Policy	Hon. Chris Bishop	Not being provided	02/09/2025
GSR-25-19873	Member of the Public	Public	<i>Staff</i> Information about workplace bullying, harassment and sexual harm 2020-2025 (inclusive)	Hon. Chris Bishop	Not being provided	04/09/2025
GSR-25-19874	s 9(2)(a)	Media	<i>Developments</i> Weathertight buildings - St Lukes Gardens (Morning Star Place)	Hon. Chris Bishop	Noting FYI	05/09/2025

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.