



Kāinga Ora – Homes and Communities Status Report

For period 16 January 2026

KO-MS-26-20901

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.....	6

1. Update for Ministers

s 9(2)(f)(iv)



Contact Person: s 9(2)(a)	Position: General Manager – National Services	Phone: s 9(2)(a)
-------------------------------------	---	----------------------------

Kāinga Ora – Manurewa Community Lease

More than a decade ago Kāinga Ora leased four homes to Auckland Council in Manurewa, which the Council then subleased to community providers under legacy lease arrangements. In 2023, Kāinga Ora confirmed the current three-year lease (ending 30 June 2026) would be the final term, as these properties are needed to house whānau. Planning with the Council to return the homes began in January 2025 to inform their stakeholder and community provider briefings, and to transition these homes back to social housing.

In December 2025 s 9(2)(a) requested a meeting with Kāinga Ora to discuss his concerns regarding one of the properties which is used to provide support services to largely Kāinga Ora residents in the Rata Vine area and queried whether there was a possibility of renewing the leases or Kāinga Ora land being made available for temporary premises to be sourced to accommodate the

provider. It was confirmed with s 9(2)(a) that the decision is to return the leased homes to service, and that Kāinga Ora will continue to extend support to the Council to June 2026. This update is provided because this matter may escalate in coming months.

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 Monthly Report – November 2025 KO-MS-25-20683	This report provides an update for the month of November 2025.

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
February	Briefing Ministerial consultation - Mt Smart Road & Roosevelt Avenue development GSR-25-19356	Hon Chris Bishop	s 9(2)(a)
26 January 2026	Ad hoc Monthly Report - December 2025 KO-MS-25-20853	Hon Chris Bishop Hon Tama Potaka	s 9(2)(a)
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)

4. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
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-25-20709	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	5/2/2026 (Extended)
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 November 2023.	Hon. Chris Bishop	Consultation	16/01/2026
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	Hon. Chris Bishop	Not being provided	20/01/2026

			policies.			
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
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	<i>Information about appointment of Head of Data and Insights</i>	Hon Tama Potaka	Not being provided	28/1/2026
KO-MS-25-20798	Member of the Public	Public	s 9(2)(a) Raumati Road Development - Request for details	Hon Chris Bishop	Not being provided	29/1/2026
KO-MS-25-20810	Member of the Public	Public	s 9(2)(a)	Hon Chris Bishop	Noting FYI	30/1/2026
KO-MS-25-20815	s 9(2)(a)	Opposition	Capital funding on new state houses	Hon Chris Bishop	Noting FYI	3/2/2026
KO-MS-25-20830	s 9(2)(a)	Media	Motel purchase or leasing for emergency housing	Hon Tama Potaka	Not being provided	9/2/2026
KO-MS-26-20899	Member of the Public	Public	Evictions and terminations	Hon Tama Potaka	Not being provided	13/2/2026

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.

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				
Arlington Development	Housing	Announcement	Early 2026	Business Case went to Cabinet 24 November 2025
Opening of 4 new homes in Porirua	Housing	Event	March 2026	Housing redevelopment in Waitangirua
Opening of 3 new homes in Lower Hutt	Housing	Event	March 2026	Three homes replacing one older one in Waterloo
Opening of 20 new homes in Upper Hutt	Housing	Event	May 2026	Housing redevelopment in Trentham. Twenty new homes replacing eight.
Opening of 18 new homes in Lower Hutt	Housing	Event	September 2026	Housing redevelopment in Taitā. Eighteen new homes replacing eight. Minister Bishop attended the sod-turning in October 2025.
Central				
Opening of 14 new homes in Rotorua	Housing	Event	March 2026	Housing redevelopment. 14 homes made up of 11 two-bedrooms, 1 three-bedroom, and 2 four-bedrooms.
Opening of 20 new homes Feilding	Housing	Event	March 2026	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.
Opening of 24 new homes in Rotorua	Housing	Event	April 2026	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.
Opening of 16 new homes in Tauranga	Housing	Event	May 2026	Housing redevelopment. 16 homes made up of 7 two-bedrooms, 7 three-bedrooms, and 2 four-bedrooms.
Opening of 16 new homes in New Plymouth	Housing	Event	May 2026	Market delivery by s 9(2)(b)(ii) 16 home development made up of 16 one-bedrooms. Much-needed smaller typology.

Opening of 14 new homes in Ōpōtiki	Housing	Event	May 2026	Housing redevelopment. 14 homes made up of 10 two-bedrooms, 3 three-bedrooms, and 1 four-bedroom.
Opening of 15 new homes in New Plymouth	Housing	Event	June 2026	Housing redevelopment. 15 homes made up of 2 two-bedrooms, 9 three-bedrooms, 2 four-bedrooms, and 2 five-bedrooms.
Opening of 36 new homes in Rotorua	Housing	Event	June 2026	Market delivery by s 9(2)(b)(ii). 36 homes made up of 21 one-bedrooms, and 15 two-bedrooms. Much-needed smaller typology.
Opening of 10 new homes in Gisborne	Housing	Event	June 2026	Market delivery by s 9(2)(b)(ii). 10 homes made up of 9 two-bedrooms, and 1 three-bedroom.
Auckland/Northland				
Opening of 43 new homes plus community room	Housing	Event	February 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 a public housing outcome. Borders Māngere College.
Southern				
Opening of 8 new homes in Nelson	Housing	Event	March 2026	A total of about 20 new homes are scheduled to be opened in Nelson in the first half of 2026. This is the largest development.
Opening of 11 new homes in Dunedin	Housing	Event	March 2026	A total of about 30 new homes are scheduled to be opened at different sites in Mosgiel, Dunedin, in the first half of 2026. This is the largest development there.
Opening of 8 new homes in Greymouth	Housing	Event	April 2026	A total of about 20 new homes are scheduled to be opened in Greymouth in the first half of 2026. These are the largest developments.
Opening of 8 new homes in Greymouth	Housing	Event	May 2026	