



Kāinga Ora – Homes and Communities Status Report

For period 3 October – 17 October 2025

KO-MS-25-20354

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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

s 9(2)(b)(ii)



Contact Person:

s 9(2)(a)

Position:

General Manager – Urban
Development and Delivery

Phone:

s 9(2)(a)

Memorandum of Understanding (MoU) with Fire and Emergency NZ and Kāinga Ora

Fires in our Kāinga Ora homes represent not only threat to life, but also cause significant damage to Kāinga Ora housing stock each year, with 405 fires reported for the 2024/25 year.

A Memorandum of Understanding (MoU) between Fire and Emergency New Zealand (FENZ) and Kāinga Ora has been formally signed by Kāinga Ora Chief Executive s 9(2)(a) and FE NZ Chief Executive and National Commander s 9(2)(a). This MoU replaces the 2019 Relationship Agreement and establishes a renewed framework for collaboration, underpinned by shared principles and a joint work programme.

The MoU reflects both organisations' commitment to enhancing community wellbeing, particularly by reducing fire risk at Kāinga Ora properties. It outlines three shared outcomes:

1. Improved safety and wellbeing for personnel and tenants
2. Increased effective service delivery
3. Strengthened technical cooperation in fire prevention and risk mitigation

Joint communications will promote the partnership, and officials will meet annually to review progress. Regular updates will be provided to Kāinga Ora representatives and Relationship Sponsor s 9(2)(a) DCE Auckland Northland.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Auckland and Northland

Phone:

s 9(2)(a)

New Homes for Hamilton Street, Gore.

Kāinga Ora will begin construction in late October 2025 on 16 warm, modern, two-bedroom homes at the former Longford Tavern site in Gore. Eight of these homes will be manufactured off-site and the further eight will be constructed on-site. Some of the homes will include accessibility features to suit a range of needs.

Kāinga Ora purchased the Hamilton Street site in May 2022 and subsequently demolished the existing building. After the decision was made to progress with redevelopment plans on this site following our assessment process, some changes were made to the original design to ensure the homes can be delivered as cost-effectively as possible. The latest resource consent was approved in August 2025.

Once complete, the homes will be matched to individuals and families on the Ministry of Social Development's Housing Register with the highest priority for a home of that location and size..

The Kāinga Ora team will be attending the Super Saturday community event at the Gore Town and Country Club on Saturday 11 October to share more about the development and answer questions.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Southern

Phone:

s 9(2)(a)

s 9(2)(f)(iv)



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



Contact Person: s 9(2)(a)	Position: General Manager – Urban Development and Delivery	Phone: s 9(2)(a)
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Porirua Wetlands Project

s 9(2)(b)(ii)

The project is a cornerstone of the Eastern Porirua Large Scale Project and will support social housing renewal and resilience in the area. The wetland will be a stormwater treatment solution by diverting runoff from a 50-hectare catchment and improving water quality before it reaches Kenepuru Stream and the Porirua Harbour. The works include the relocation and upgrade of existing wastewater and stormwater mains within Cannons Creek, along with the construction of various connections, providing a resilient system for water quality improvement and flood mitigation. This project is in addition to a new high-level reservoir and the recently completed Bothamley Park trunk sewer project.

Construction is expected to begin in November 2025 with estimated completion by July 2027. Kāinga Ora will keep your office aware of any opportunities such as visits or sod turnings.

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

Paper	Purpose
Ad Hoc Universal and Accessible Kāinga Ora stock GSR-25-20271	This aide memoire provides an overview of the approach Kāinga Ora – Homes and Communities takes to accessible housing and homes built to full universal design (FUD) standards. It outlines the current stock, pipeline delivery, and relevant policy context.
Ad Hoc Tech modernisation - Business Case and Gateway report KO-MS-25-20289	This briefing note provides early visibility of the macro-level business case and the recent Gateway Review report on the Technology Modernisation Programme. It seeks your direction on any areas of emphasis or focus to be incorporated into the final submission. No immediate decisions are required at this stage.
Ad Hoc Monthly report - September 2025 GSR-25-20278	This provides the monthly report for September 2025.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
November	Ad Hoc Turnaround plan report back – October KO-MS-25-20320	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
October	Ad Hoc Overview of LSPs and HAF KO-MS-25-20359	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-25-20031	Member of the Public	Public	<i>Maintenance</i> Kāinga Ora Vacant / Void Maintenance Contracts	Hon. Tama Potaka	Not being provided	21/10/2025 (Extended)
GSR-25-20242	Member of the Public	Public	<i>Urban Development</i> Te Onekiritea Park/Bomb Point, Hobsonville	Hon. Chris Bishop	Not being provided	16/10/2025
GSR-25-20238	Member of the Public	Public	<i>Staff</i> Investigations into potential staff information leaks	Hon. Chris Bishop	Not being provided	04/11/2025 (Extended)
GSR-25-20234	Member of the Public	Public	<i>Staff</i> Information about flexible working requirements	Hon. Chris Bishop	Not being provided	31/10/2025
GSR-25-20254	Member of the Public	Public	<i>Tenancies</i> Eviction stats since ending of Sustaining Tenancies	Hon. Chris Bishop	Not being provided	17/10/2025
GSR-25-20266	Member of the Public	Public	<i>Developments</i> Paused developments - Dunedin	Hon. Chris Bishop	Not being provided	20/10/2025
GSR-25-20017	Member of the Public	Public	<i>Disposals</i> Sale of 8 Edmund Hillary Avenue, Papakura	Hon. Tama Potaka	Not being provided	20/10/2025

KO-MS-25-20332	s 9(2)(a)	Media	<i>Disposals</i> Dixon St costs	Hon. Chris Bishop	Consultation	29/10/2025
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	Noting FYI	1/10/2025
KO-MS-25-20399	s 9(2)(a)	Opposition	<i>Disposals</i> Manderson Grove, Lower Hutt - Relocation of tenants	Hon. Chris Bishop	Noting FYI	4/11/2025
GSR-25-20156	Member of the Public	Public	<i>Disposals</i> Transfer Applications Involving "Voluntary Relinquishment"	Hon. Tama Potaka	Not being provided	5/11/2025
KO-MS-25-20408	Member of the Public	Public	<i>Staff</i> Leased work vehicles (fleet numbers, speeding tickets, fines)	Hon. Chris Bishop	Not being provided	7/11/2025

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.

Proactively Released