



Kāinga Ora – Homes and Communities Status Report

For period 4 July – 18 July 2025

GSR-25-19523

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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

Ferncliffe Farm Update

Since receiving your letter of direction on 1 April 2025, work has been underway to help achieve the specific outcomes you sought around the land at Ferncliffe Farm, including gaining Kāinga Ora Board approval to exit the land.

s 9(2)(b)(ii)

New Zealand Transport Agency (NZTA), Ministry of Education (MOE) and Kāinga Ora have been working to agree the location within Ferncliffe Farm for the relocated primary school, which enables the future State Highway works to proceed.

NZTA have confirmed that they have received funding for this acquisition. We will be seeking market valuations shortly and be able to update you in September.

Contact Person:

s 9(2)(a)

Position:

General Manager – Urban
Development and Delivery

Phone:

s 9(2)(a)

Sale of 134 Dixon Street to Port Nicholson Block Settlement Trust completed

The sale of the Dixon Street Flats at 134 Dixon Street, central Wellington, has now been completed for \$1.04m following the conclusion of the Port Nicholson Block Settlement Trust's (the Trust) due diligence.

Kāinga Ora is preparing to publicly communicate the outcome through a planned series of stakeholder notifications, webpage updates and a proactive media statement. The communications approach and timing is being finalised with the Trust, and the public announcement will occur once the plan has been agreed to by both parties.

As previously advised, this decision follows a detailed assessment of the building's future. Remediation would have required substantial investment, and the holding costs for ongoing security and maintenance are significant.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Central

Phone:

s 9(2)(a)

Performance and Financial Concerns with Build Partner

Over recent months, Kainga Ora observed delays in programme delivery and indications of delayed or non-payments to subcontractors for one of our build partners s 9(2)(b)(ii). These issues have escalated in recent weeks, increasing the overall risk profile of the projects. The delivery team is actively managing the situation and is working closely with legal to consider next steps.

In the interim, we've allocated additional senior oversight from the Construction Group Lead, who has extensive experience with distressed contracts and contractor-side delivery.

Current projects with s 9(2)(b)(ii) include:

- Housing Delivery System: 3 projects in Gisborne (total of 11 units) and 1 in Whangārei (20 units)
- Market Acquisition: 1 project in Auckland (18 units) – largely complete, awaiting final remedial works and settlement; and 2 additional projects in Gisborne – 15 units and 10 units, largely complete (awaiting final compliance and settlement)

A further update will be provided once legal review and site investigations are complete.

Contact Person:

s 9(2)(a)

Position:

General Manager – Housing
Delivery

Phone:

s 9(2)(a)

3. Summary of papers sent

Paper	Purpose
Briefing Kainga Ora Strategy 2025-2035 GSR-25-19589	The purpose of this paper is to brief you on the Kāinga Ora Strategy 2025 — 2035 (the strategy) which was recently approved by the Kāinga Ora Board. The strategy is an internal directional document that sets out how the agency will deliver on the Kāinga Ora Turnaround Plan.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
July	Briefing Transfer of the vertical build function in the Tamaki Large Scale Project GSR-25-19458	Hon. Chris Bishop	s 9(2)(a)
July	Briefing Kainga Ora Strategy 2025-2035 GSR-25-19589	Hon. Chris Bishop	s 9(2)(a)
August	Ad Hoc Monthly report - June 2025 GSR-25-19463	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
August	Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 June 2025 GSR-25-19574	Hon. Chris Bishop	s 9(2)(a)
August	Ad Hoc Optimised house design plans GSR-25-19668	Hon. Chris Bishop	s 9(2)(a)
August	Briefing Draft Annual Report 2024/2025 GSR-25-19158	Hon. Chris Bishop Hon. Nicola Willis	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	25/06/2025 Extended 23/07/2025
GSR-25-19305	Member of the Public	Public	<i>Staff</i> Staff annual leave stats	Hon. Chris Bishop	Noting FYI	26/06/2025 Extended 17/07/2025
GSR-25-19375	Member of the Public	Public	<i>Developments</i> Development at 112 Old State Highway, Paraparaumu	Hon. Chris Bishop	Not being provided	03/07/2025 Extended
GSR-25-19365	s 9(2)(a)	Opposition	<i>Finance</i> Capital spending in Budget Economic and Fiscal Update 2025	Hon. Chris Bishop	Noting FYI	07/07/2025 Extended 31/07/2025
GSR-25-19392	s 9(2)(a)	Opposition	<i>Administration</i> Tenant stats & terminations in Manurewa and Porirua	Hon. Chris Bishop	Noting FYI	07/07/2025 Extended 31/07/2025
GSR-25-19407	s 9(2)(a)	Media	<i>Evictions and Terminations</i> KO evictions involving children	Hon. Chris Bishop	Consultation	09/07/2025 Extended 06/08/2025
GSR-25-19457	Member of the Public	Public	<i>Maintenance</i> Maintenance Partner Contracts and Rates (Auckland Region)	Hon. Tama Potaka	Not being provided	15/07/2025 Extended 12/08/2025
GSR-25-19483	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19482	s 9(2)(a)	Media	<i>Statistics, Stock and Pipeline</i> Demolished houses for cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19472	Member of the Public	Public	<i>Maintenance</i> Cost to remediate Dixon Street Flats, Wellington	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19498	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Demolished social houses	Hon. Chris Bishop	Noting FYI	22/07/2025
GSR-25-19514	s 9(2)(a)	Media	<i>Developments</i> Developments on Castor Cres, Matahourua Cres, Hazard Gr and Bellona Place, Porirua	Hon. Chris Bishop	Noting FYI	22/07/2025
GSR-25-19535	s 9(2)(a)	Media	<i>Finance</i> Disaster insurance	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19534	s 9(2)(a)	Media	<i>Maintenance</i> Carpet contract with Bremworth	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19552	Member of the Public	Public	<i>Administration</i> Information on refusal of OIA requests	Hon. Chris Bishop	Not being provided	29/07/2025
GSR-25-19566	Member of the Public	Public	<i>Staff</i> Lignite Development Limited and conflict of interest	Hon Chris Bishop	Noting FYI	31/07/2025
GSR-25-19583	Member of the Public	Public	<i>Staff</i> Restructure details planned between July 2025 and June 2026	Hon. Chris Bishop	Not being provided	01/08/2025
GSR-25-19584	Member of the Public	Public	<i>Developments</i> Kainga Ora consent houses 2025/26 that are universal design	Hon. Chris Bishop	Not being provided	04/08/2025
GSR-25-19609	Member of the Public	Public	<i>Staff</i> Current roles/job titles, salary bands, FTE info, median/avg salary & employee benefits	Hon. Chris Bishop	Not being Provided	06/08/2025
GSR-25-19608	s 9(2)(a)	Media	<i>Maintenance</i> Property repairs at s 9(2)(a) Mosgiel	Hon. Chris Bishop	Noting FYI	06/08/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19657	Sam Sachdeva	Media	<i>Finance</i> <i>Kāinga Ora turnaround plan report back</i>	Hon. Chris Bishop	Noting FYI	11/08/2025
GSR-25-19242	Paula Penfold	Media	<i>Staff</i> <i>Daum & Co</i>	Hon. Chris Bishop	Noting FYI	13/08/2025 extended

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