



Kāinga Ora – Homes and Communities Status Report

For period 5 September – 19 September 2025

GSR-25-20203

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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

Tenancy Tribunal Decision for s 9(2)(a)		
There are six properties on s 9(2)(a) that are part of our divestment programme. Five of these properties have been sold or are unconditional. The tenants formerly living in those five properties were earlier rehoused – four being rehoused by Kāinga Ora, and one moving to private accommodation.		
s 9(2)(a)		
Despite ongoing engagement by Kāinga Ora staff, including the North & West Regional Director and offers of two alternative homes s 9(2)(a) this tenant has declined to move due to the non-availability of alternative homes in s 9(2)(a)		
Following the expiry of a 90-day notice which was issued to formalise a requirement to move, Kāinga Ora sought possession of this unit through the Tenancy Tribunal. Possession was granted on 15 September 2026, effective 26 September 2026. s 9(2)(a)		
Contact Person: s 9(2)(a)	Position: Deputy Chief Executive – Auckland and Northland	Phone: s 9(2)(a)

Community Action – Albertson Ave, Dunedin

A community event took place last weekend on s 9(2)(a) Albertson Avenue site in Port Chalmers, Dunedin, which is currently for sale. The site went on the market last month and is expected to go to deadline sale on 7 October.

We were made aware of a Facebook post inviting members of the community to a ‘picnic and planning hui’ about the sale of the land on Sunday, 14 September from 12.30pm-2pm. There was also a story in the Otago Daily Times on Friday 12 September promoting this event. We understand that this event was attended by approximately 30 members of the community including several council candidates. The group is planning on sending a letter to the Minister to voice their concerns that this land is no longer to be developed for social housing.

s 9(2)(a) Albertson Avenue site was previously earmarked for redevelopment and the older homes on the site were removed in 2023.

Following our assessment process, we decided not to proceed with the proposed development of nine homes on the site. There is limited demand from applicants on the Ministry of Social Development’s social housing register for new homes in Port Chalmers, and the site is no longer needed for social housing. Selling this land also opens opportunities for others to increase housing supply in the area.

We currently have 33 state homes in Port Chalmers. In the past few years, we have removed 11 older homes and replaced them with nine modern, fit-for-purpose homes through redevelopment. The average age of our homes in the area has decreased from 78 yrs to 57 years.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive – South Island

Phone:

s 9(2)(a)

Sale of house at Trinity Street, Ponsonby

Kāinga Ora is selling its highest-value state home — a 102-year-old villa in Ponsonby with a rating valuation at \$3.15 million — to reinvest in new and improved housing.

The sale of the property at 18 Trinity Street will enable Kāinga Ora to deliver more modern, healthy, and fit-for-purpose homes in areas of greater need.

The property will be sold on the open market. Kāinga Ora has already supported the previous tenant to relocate to another home.

A proactive Kāinga Ora press release on the sale of this property has been shared with your office.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive – Auckland and Northland

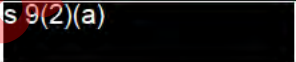
Phone:

s 9(2)(a)

3. Summary of papers sent

Paper	Purpose
Briefing Sale of Adelaide Road, Kāinga Ora Land programme GSR-25-19965	The purpose of this paper is to seek a decision on whether Kāinga Ora should proceed with the sale of 28 Adelaide Road or end the sale process and hold the site as a strategic inner-city site for social housing.
Ad Hoc Monthly report - August 2025 GSR-25-19979	This Ad Hoc provides a monthly report for the month of August 2025.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
September	Briefing Ministerial consultation - Arlington business case GSR-25-20023	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-25-19722	Member of the Public	Public	<i>Developments</i> Construction Projects Data Request - last 5 years	Hon. Chris Bishop	Not being provided	6/10/2025 (Extended)
GSR-25-19800	s 9(2)(a)	Media	<i>Developments</i> Capital expenditure by city and Arlington development foundations	Hon. Chris Bishop	Noting FYI	16/10/2025 (Extended)

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19829	Member of the Public	Public	<i>Security</i> Tenant Surveillance, Predictive Risk Modelling, and Agency Coordination (ŌCHT + Police/Tribunal)	Hon. Tama Potaka	Not being provided	26/09/2025 (Extended)
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	25/09/2025 (Extended)
GSR-25-19927	Member of the Public	Public	<i>Staff</i> Principal Advisor Benefits and Risks Role	Hon. Chris Bishop	Not being provided	08/10/2025 (Extended)
GSR-25-19874	Member of the Public	Public	<i>Housing Stock</i> Public Housing Stock and LINZ Properties in Huntly	Hon. Chris Bishop	Not being provided	19/09/2025 (Extended)
GSR-25-19975	s 9(2)(a)	Media	<i>Maintenance</i> 10 Most expensive property renovations/clean ups	Hon. Tama Potaka	Noting FYI	15/10/2025 (Extended)
GSR-25-20007	s 9(2)(a)	Media	<i>Developments</i> Winton Settlement	Hon. Chris Bishop	Noting FYI	22/09/2025
GSR-25-20031	Member of the Public	Public	<i>Maintenance</i> Kāinga Ora Vacant / Void Maintenance Contracts	Hon. Tama Potaka	Not being provided	23/09/2025
GSR-25-20061	Member of the Public	Public	<i>Maintenance</i> Consenting information and earthquake damaged homes	Hon. Tama Potaka	Not being provided	25/09/2025
GSR-25-20068	s 9(2)(a)	Opposition	<i>Housing Stock</i> Net new state homes and change in housing stock	Hon. Chris Bishop	Consultation	26/09/2025
GSR-25-20097	Member of the Public	Public	<i>Staff</i> Documents or emails relating to future restructure	Hon. Chris Bishop	Not being provided	30/09/2025
GSR-25-20148	Member of the Public	Public	<i>Methamphetamine</i> Policy and procedures for management of methamphetamine use/contamination	Hon. Tama Potaka	Not being provided	06/10/2025

GSR-25-20111	s 9(2)(a)	Media	<i>Stock</i> Vacant houses	Hon. Chris Bishop	Noting FYI	06/10/2025
GSR-25-19927	Member of the Public	Public	<i>Staff</i> Principal Advisor Benefits and Risks Role	Hon. Chris Bishop	Not being provided	08/10/2025
GSR-25-20195	Member of the Public	Public	<i>Maintenance</i> Piritahi/LEAD Alliance Contract Extension	Hon. Chris Bishop	Not being provided	10/10/2025
GSR-25-20197	Member of the Public	Public	<i>Maintenance</i> Procurement Compliance for Post-LEAD Alliance Engagements	Hon. Chris Bishop	Not being provided	10/10/2025

Proactively Released

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