



Kāinga Ora – Homes and Communities Status Report

For period 15 August – 22 August 2025

GSR-25-19941

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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

Divestment of Manderson Grove, Lower Hutt

Kāinga Ora intends to divest 29 units currently owned s 9(2)(a) Manderson Grove, Lower Hutt.

Twenty of the 29 properties are currently tenanted and as part of the divestment process, Kāinga Ora will issue 90-day notices to affected customers on Tuesday, 26 August.

These are older homes that have been deemed not suitable for retrofit, and previous redevelopment plans have not delivered an appropriate outcome for Kāinga Ora. Nine of these units are Long Term vacant due to unresolved condition and design issues, including mould. The site's cul-de-sac layout has also raised historic CPTED (Crime Prevention Through Environmental Design) concerns.

There is no Right of First Refusal (RFR) on the site and no formal interest has been received to date.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Central

Phone:

s 9(2)(a)

Transfer of tenancies at Te Māra

Kāinga Ora is preparing for the transfer of approximately 100 tenancies at Te Māra, a social housing complex on Taranaki Street, Wellington, from Kāinga Ora to Community Housing Provider Te Toi Mahana (a Community Housing Provider owned by Wellington City Council).

Te Māra is owned by Wellington City Council and has been leased to Kāinga Ora since 26 October 2018 to support housing placements in the Wellington CBD.

On Monday 3 November 2025, Kāinga Ora will end its lease, and Te Toi Mahana will take over as landlord from Tuesday 4 November.

All tenants will remain in their homes and the rent they pay will not be impacted by the transfer. Kāinga Ora, Te Toi Mahana, and the Ministry of Social Development will work together to ensure a smooth and well-supported transition.

Tenants will be informed about the transfer through letters going out this week, and regular on-site drop-in sessions will be held by Kāinga Ora and Te Toi Mahana staff to answer any questions.

Contact Person: s 9(2)(a)	Position: Deputy Chief Executive – Central	Phone: s 9(2)(a)
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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. s 9(2)(b)(ii)

A Development Agreement between the landowners and Tauranga City Council will also be entered into the week of 25 August which details how the landowners will work together across Tauriko West; there is no cost associated with this agreement.

NZTA, Ministry of Education and Kainga Ora are working to agree the location within Ferncliffe Farm for the relocated primary school, which enables the future State Highway works to proceed.

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 Monthly report - July 2025 GSR-25-19763	This report provides an update for July 2025.

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
August	Ad Hoc Optimised house design plans GSR-25-19668	Hon. Chris Bishop	s 9(2)(a)
August	Briefing Sale of Adelaide Road, Kāinga Ora Land Programme GSR-25-19965	Hon. Chris Bishop	s 9(2)(a)

Date due to Minister's Office	Title	Minister(s)	Contact Person
August	Briefing Ormiston Development agreement with IFG GSR-25-19969	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-25-19302	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. Tama Potaka	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)
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. Tama Potaka	Noting FYI	5/09/2025 (Extended)

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	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
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 (OCHT + Police/Tribunal)	Hon. Tama Potaka	Not being provided	29/08/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19849	Member of the Public	Public	<i>Methamphetamine</i> Methamphetamine Testing Procedure and Policy	Hon. Tama Potaka	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
GSR-25-19927	Member of the Public	Public	<i>Staff</i> Principal Advisor Benefits and Risks Role	Hon. Chris Bishop	Not being provided	10/09/2025

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.

Proactively Released