



Kāinga Ora – Homes and Communities Status Report

For period 27 February 2026

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KO-MS-26-21165



Kāinga Ora
Homes and Communities

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1. Update for Ministers

s 9(2)(a) Wellington Street Pukekohe Redevelopment		
Previously we informed you about the Kāinga Ora redevelopment at s 9(2)(a) Wellington Street, Pukekohe. The project comprises 12 two-story homes (there were formerly four Kāinga Ora homes at this site) with 22 off-street carparks, which will provide much needed housing for the more than 150 whānau on the Ministry of Social Development housing register in the area. The project is under construction, with foundations completed and framing underway. Completion is anticipated in mid-2026.		
s 9(2)(f)(iv)		
Contact Person: s 9(2)(a)	Position: DCE – Auckland and Northland	Phone: s 9(2)(a)

2. Summary of papers sent

Paper	Purpose
Briefing Sale of New North Road site KO-MS-26-20935	This paper seeks your decision on whether Kāinga Ora should proceed to sell the New North Road site.
Ad hoc Quarterly Report to Ministers – October to December 2025 KO-MS-26-20535	This paper provides you with a copy of the Kāinga Ora Quarterly Report for the period 1 October – 31 December 2025. This also includes the quarterly scorecard.

Ad hoc Monthly Report – January 2026 KO-MS-26-21023	This provides you with a copy of the Kāinga Ora Monthly Report for January 2026.
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3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
25 February 2026	Ad hoc Visit to 13 and 15 Bishops Lane KO-MS-26-21219	Hon Tama Potaka	s 9(2)(a)
27 February 2026	Ad hoc Changes to monthly reporting KO-MS-26-21214	Hon Chris Bishop Hon Tama Potaka	s 9(2)(a)
March	Ad hoc Monthly Report – February 2026 KO-MS-26-21192	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-25-20690	Member of the Public	Public	Request for government–Hutt City Council correspondence on funding decisions for the City Link bridge at Melling	Hon Chris Bishop	Noting FYI	6/3/2026 (Extended)
KO-MS-25-20671	s 9(2)(a)	Opposition	Riverlink IAF and Hutt City Council	Hon Chris Bishop	Consultation	27/2/2026
KO-MS-25-20815	s 9(2)(a)	Opposition	Capital funding on new state houses	Hon Chris Bishop	Noting FYI	4/3/2026
KO-MS-26-20899	Member of the Public	Public	Evictions and terminations	Hon Tama Potaka	Not being provided	27/2/2026 (Extended)

KO-MS-26-20916	s 9(2)(a)	Media	Information about properties on Jacaranda Close	Hon Chris Bishop	Noting FYI	13/3/2026 (Extended)
KO-MS-26-20952	Member of the Public	Public	Information about six Kāinga Ora in Port Chalmers, Dunedin	Hon Chris Bishop	Not being provided	18/3/2026
KO-MS-26-21221	s 9(2)(a)	Opposition	Conferences, seminars and training events and spend	Hon Tama Potaka	Noting FYI	19/3/2026
KO-MS-26-21208	s 9(2)(a)	Media	Use of AI	Hon Tama Potaka	Noting FYI	18/3/2026
KO-MS-26-21203	s 9(2)(a)	Media	Consultant spend	Hon Tama Potaka	Noting FYI	18/3/2026
KO-MS-26-21191	Member of the Public	Public	Prior connection between former CE and current CE, appointment of Head of Data and Insights	Hon Tama Potaka	Not being provided	17/3/2026
KO-MS-26-21178	s 9(2)(a)	Media	Executive leadership training and coaching costs	Hon Tama Potaka	Not being provided	16/3/2026
KO-MS-26-21154	s 9(2)(a)	Media	EAP service data	Hon Tama Potaka	Not being provided	13/3/2026
KO-MS-26-21152	Member of the Public	Public	Terminations, rent debt and ethnicity data	Hon Tama Potaka	Not being provided	13/3/2026
KO-MS-26-21139	Member of the Public	Public	Ruapehu Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21138	Member of the Public	Public	Stratford Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21137	Member of the Public	Public	South Taranaki Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026
KO-MS-26-21136	Member of the Public	Public	Whanganui Build Pipeline	Hon Chris Bishop	Noting FYI	11/3/2026

KO-MS-26-21128	s 9(2)(a)	Opposition	Porirua and Manurewa tenancy management	Hon Tama Potaka	Noting FYI	10/3/2026
KO-MS-26-21083	s 9(2)(a)	Opposition	Housing projects in Maungakiekie electorate	Hon Chris Bishop	Noting FYI	6/3/2026

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.

Date	Portfolio	Place	What	Type	Notes
27 February (Minister Potaka attending)	Housing	Waikato	Construction underway of five new homes in Nawton, Hamilton West	Event	Replaces two old houses with five new homes (4 two-bedroom and 1 four-bedroom).
6 March	Housing	Auckland	Opening of 43 new homes plus community room in Māngere	Event	Opening 11am to 1pm on 6 March. Replaces 10 homes with 43. 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.
March	Housing	Fielding	Opening of 20 new homes	Event	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.
March	Housing	Porirua	Opening of four new homes in Waitangirua	Event	Replacing two existing homes.
March	Housing	Upper Hutt	Sod-turning for six new homes	Event	Redevelopment. Six new homes made up of 4 two-bedroom homes and 2 three-bedroom homes.
March	Housing	Lower Hutt	Completion and handover of three new homes in Waterloo	Event	Replacing one existing home.

March	Housing	Nelson	Opening of 8 new homes	Event	A total of 21 new homes spread between four developments are scheduled to be opened in Nelson in the first half of 2026. The largest development has eight homes, replacing four homes.
March	Housing	Dunedin	Opening of 11 new homes	Event	A total of 31 new homes spread between five developments are scheduled to be opened in Mosgiel, Dunedin, in the first half of 2026. The largest development has 11 homes, replacing four homes.
March	Housing	Rotorua	Opening of 24 new homes	Event	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.
March	Housing	Auckland	Blessing for opening of five new homes	Event	Manurewa
March	Housing	Auckland	Blessing for opening of five new homes	Event	Papatoetoe
March	Housing	Auckland	Blessing for opening of four new homes	Event	Manurewa
April	Housing	Auckland	Blessing for opening of five new homes	Event	Papatoetoe
April	Housing	Auckland	Blessing for opening of six new homes	Event	Otara
April	Housing	Auckland	Blessing for opening of four new homes	Event	Botany Downs
April	Housing	Auckland	Blessing for opening of three new homes	Event	Mangere East
2 April	Housing	Rotorua	Opening of 14 new homes.	Event	9am karakia on 2 April. Kāinga Ora purchased the property in 2023, there was one home on the site at settlement. Development made up of 14 homes made up of 11 two-bedrooms, 1 three-bedroom, and 2 four-bedrooms.
April	Housing	Greymouth	Opening of eight new homes	Event	A total of 20 new homes spread between three developments are scheduled to be opened in Greymouth in the first half of 2026. The largest developments have eight homes. Replacing three homes.
May	Housing	Greymouth	Opening of eight new homes	Event	
May	Housing	Tauranga	Opening of 16 new homes	Event	Housing redevelopment. 16 homes made up of 7 two-bedrooms, 7 three-bedrooms, and 2 four-bedrooms.
May	Housing	New Plymouth	Opening of 16 new homes	Event	Market delivery by s 9(2)(b)(ii) 16 home development made up of 16 one-bedrooms. Much-needed smaller typology. The developer

					is responsible for all aspects of the construction and consenting process, site preparation and delivery of the homes. Kāinga Ora intends to purchase the homes upon completion to use for social housing.
April	Housing	Lower Hutt	Opening of three homes in Naenae	Event	Three homes replacing three older ones.
April	Housing	Lower Hutt	Opening of three homes in Naenae	Event	Three homes replacing one older one.
May	Housing	Lower Hutt	Opening of three new homes in Waiwhetu	Event	Three two-storey homes including 2 two-bedroom homes and one three-bedroom home.
June	Housing	Upper Hutt	Opening of 20 new homes in Trentham	Event	Replacing eight existing homes. Mix of bedrooms starting at two.
June	Housing	Rotorua	Opening of 36 new homes	Event	Market delivery by s 9(2)(b)(ii) [redacted] Site was previously a privately-owned motel converted into residential flats. Development will deliver 36 homes made up of 21 one-bedrooms, and 15 three-bedrooms. Much-needed smaller typology.
June	Housing	Gisborne	Opening of 10 new homes	Event	Market delivery by s 9(2)(b)(ii) [redacted] 10 homes made up of 9 two-bedrooms, and 1 three-bedroom.
June	Housing	New Plymouth	Project is split - 10 new homes will open in June, 5 more will open in July.	Event	Housing redevelopment. 15 homes made up of 2 two-bedrooms, 9 three-bedrooms, 2 four-bedrooms, and 2 five-bedrooms.
July	Housing	Lower Hutt	Opening of seven new homes in Taitā	Event	Seven homes replacing three older ones.
August	Housing	Rotorua	Opening of 13 new homes	Event	Final 13 homes (13xtwo-beds) of a major redevelopment. 13 carparks.
September	Housing	Lower Hutt	Opening of 18 new homes in Taitā	Event	Replacing eight existing homes. Minister Bishop attended the sod-turning in October 2025.