



Kāinga Ora – Homes and Communities Status Report

For period 14 – 28 November 2025

KO-MS-25-20674

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1. Update for Ministers

5th Edition Rules of Procurement

Kāinga Ora is preparing for the commencement of the 5th Edition Government Procurement Rules on 1 December 2025. The new Rules strengthen expectations around proportional planning, economic benefit, contract management, and transparency. Our internal readiness assessment indicates that the most significant impacts relate to mandatory economic benefit evaluation for open-market procurements, and the introduction of minimum requirements for contract management systems and plans. These changes align with the ongoing refresh of the Procurement Governance Framework, which will serve as the primary mechanism for embedding updated standards and procedures.

A phased implementation plan is underway. Immediate work includes maturing contract management capability, updating procurement templates, and delivering targeted training to procurement staff and business groups. Minor business-intelligence updates will also be made to meet new reporting expectations. Supplier engagement - particularly around the move to mandatory e-invoicing for large suppliers by January 2027 - will commence in the New Year. Progress against our implementation plan will be monitored through regular updates to the Executive Leadership Team and the Finance, Risk and Assurance Board Committee as required.

Contact Person:

s 9(2)(a)

Position:

Chief Financial Officer

Phone:

s 9(2)(a)

s 9(2)(f)(iv)

Contact Person: s 9(2)(a)	Position: General Manager - UDD	Phone: s 9(2)(a)
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Examiner Street Development

In June 2025, Kāinga Ora completed its assessment of social housing projects across the country, to make sure it is getting best value for money and delivering homes in the areas of greatest need.

At that time, it was determined that the Examiner Street development (central Nelson) did not make sense financially and would not go ahead at that stage. There were a number of factors that contributed to this, including the high cost to build and maintain apartments, and low rental income. Kāinga Ora has recently received media enquiries and also a letter from local MP s 9(2)(a) enquiring as to the future of this site.

Kāinga Ora understands the importance of this site and is currently reassessing our plans to see if there is a more feasible option for redevelopment. We will respond to media and any correspondence advising of this. Due to the strong interest in the site, we will also keep the community informed as our plans progress.

Contact Person: s 9(2)(a)	Position: Office of the DCE – Southern	Phone: s 9(2)(a)
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2. Summary of papers sent

Paper	Purpose
Ad Hoc October Monthly Report KO-MS-25-20446	This paper provides an update for the month of October 2025.
Ad Hoc Meeting with Board KO-MS-25-20388	This paper provides you with information to support your attendance at the Kāinga Ora Board meeting at Kāinga Ora National Office, Floor Five – Board Room 5.02, 7 Waterloo Quay, Wellington on 25 November 2025 at 9.00am
Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 September 2025 KO-MS-25-2034	This paper provides the Quarterly Statistics and Home Ownership Products Report

3. 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)
November	Ad Hoc Quarterly Statistics and Home Ownership Products Report as at 30 September 2025 KO-MS-25-20349	Hon. Chris Bishop	s 9(2)(a)
December	Ad Hoc Consenting delays KO-MS-25-20701	Hon. Chris Bishop	s 9(2)(a)

4. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
KO-MS-25-20494	s 9(2)(a)	Media	<i>Evictions and Terminations</i> Evictions and relocations Waikato & nationally for last five years	Hon. Chris Bishop	Noting FYI	15/12/2025 (Extended)
KO-MS-25-20567	s 9(2)(a)	Media	<i>Developments</i> Cancelled project at Albertson Ave, Port Chalmers	Hon. Chris Bishop	Noting FYI	02/12/2025
KO-MS-25-20574	Member of the public	Public	<i>Disposals</i> Sale of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	03/12/2025
KO-MS-25-20576	s 9(2)(a)	Opposition	<i>Statistics, Stock and Pipeline</i> Build costs at Puroto Street, Meadowbank and net delivery	Hon. Chris Bishop	Consultation	04/12/2025

KO-MS-25-20606	Interest Group	Interest Group	<i>Maintenance</i> Asbestos management in rental portfolio	Hon. Chris Bishop	Not being provided	05/12/2025
KO-MS-25-20605	Interest Group	Interest Group	<i>Maintenance</i> Asbestos management in Kāinga Ora offices	Hon. Chris Bishop	Not being provided	05/12/2025
KO-MS-25-20601	Member of the Public	Public	<i>Disposals</i> Accessibility of 171 properties at Ormiston Rise	Hon. Chris Bishop	Consultation	08/12/2025
KO-MS-25-20437	s 9(2)(a)	Opposition	<i>Developments</i> Vacant undeveloped land	Hon. Chris Bishop	Noting FYI	10/12/2025 (Extended)
KO-MS-25-20477	s 9(2)(a)	Opposition	<i>Reporting</i> Monthly Reports since January 2025	Hon. Chris Bishop	Consultation	10/12/2025
KO-MS-25-20494	s 9(2)(a)	Media	<i>Evictions and Terminations</i> Evictions and relocations Waikato & nationally for last five years	Hon. Chris Bishop	Noting FYI	15/12/2025
KO-MS-25-20648	s 9(2)(a)	Opposition	<i>Disposals</i> Sale of s 9(2)(a) East Street, Greytown	Hon. Chris Bishop	Noting FYI	15/12/2025
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	Consultation	11/12/2025 (Extended)

5. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
KO-MS-25-20690 OIA25-CB272	s 9(2)(a)	<i>Local Government</i> Riverlink IAF and Hutt City Council	09/12/2025	16/12/2025

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.

Topic	Portfolio	Type of Announcement	Date	Additional Notes
Greater Wellington Region				
Opening of 8 new homes in Waiwhetu, Lower Hutt	Housing	Event	Nov 28 or Dec 5 2025	Opening date dependent on tenanting of homes.
Arlington Development	Housing	Announcement	Early 2026	Business Case went to Cabinet 24 Nov
Opening of 4 new homes in Porirua	Housing	Event	Mar-26	
Opening of 3 new homes in Waterloo Lower Hutt	Housing	Event	Mar-26	Three homes replacing one older one.
Central				
Opening of 10 new homes in Ashhurst	Housing	Event	Tentative 2 Dec 2025	Will include an opportunity for local community to go through the new homes.
Southern				
Opening of 8 new homes in Nelson	Housing	Event	Early Feb 2026	
Opening of 6 new homes in Mosgiel	Housing	Event	Mid Feb 2026	
Opening of 8 new homes in Greymouth	Housing	Event	Early April 2026	