



Kāinga Ora – Homes and Communities Status Report

For period 19 September – 3 October 2025

KO-MS-25-20299



Kāinga Ora
Homes and Communities

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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

Sale of ^{s 9(2)(a)} Parrish Road, Sandringham, Auckland

In 2022, ^{s 9(2)(b)(ii)} were contracted to manufacture and manage the install of eight two-bedroom Off Site Manufacturing (OSM) units at ^{s 9(2)(a)} Parrish Road in Auckland, a site Kāinga Ora has owned for many years.

Site preparations were undertaken and included civils works and the installation of bespoke foundations for the OSM modules to be applied to.

Following the January 2023 Auckland Flood event, and due to the level of the flooding in the vicinity and risk of reoccurrence, existing redevelopment projects in the area were paused.

It has since been decided that redevelopment of the sites in Parrish Road is no longer required to meet social housing commitments, and a decision was made to divest.

^{s 9(2)(b)(ii)} approached Kāinga Ora in November 2024 to discuss whether there would be any interest in divesting ^{s 9(2)(a)} Parrish Road in an off-market transaction. We are currently negotiating with ^{s 9(2)(b)(ii)}

The proposal for social housing on the ^{s 9(2)(a)} Parrish Road site has had significant engagement with the community, and the community are aware of the imminent sale. There has been correspondence and OIA requests from the community who are concerned that the sale will mean these sites will be developed and increase flood risk in the area. This is a matter for Auckland Council and any potential purchaser.

Contact Person:

^{s 9(2)(a)}

Position:

Deputy Chief Executive –
Auckland and Northland

Phone:

^{s 9(2)(a)}

Auckland Council Planning Update – Plan Change 78 Withdrawal and Plan Change 120 Notification

On 24 September, Auckland Council resolved to withdraw Plan Change 78 (related to the Medium Density Standards “MDRS”) and proceed with a Replacement Plan Change (PC120), expected to be notified on 3 November and subject to Ministerial approval. PC120 is anticipated to retain overall housing capacity but redistribute growth toward areas better serviced by commercial services and public transport.

Plan Change 120 will affect all Kāinga Ora Auckland residential properties by restricting development in areas with flooding, erosion, heritage, character, or infrastructure constraints, while enabling intensification within walkable catchments of key train stations and along selected transit corridors. Kāinga Ora has not yet been consulted on the detail of PC120 and will assess its impact once further information is available. Kāinga Ora is planning to lodge a submission to ensure planning provisions support its strategic objectives and protect portfolio value.

Contact Person:

s 9(2)(a)

Position:

General Manager – Housing
Delivery

Phone:

s 9(2)(a)

YMAC – Youth Multi-Agency Collaboration

YMAC – Youth Multi-Agency Collaboration is a joint initiative currently operating in the Auckland suburb of Ōtara, with plans to extend it to Howick and Pakuranga. This initiative brings together representatives from New Zealand Police, the Ministry of Education, Oranga Tamariki, the Ministry of Social Development, Kāinga Ora and community organisations including, Blue Light NZ, Reconnect Family Services and Tyla Youth Development Trust.

YMAC is aimed at supporting at-risk youth identified by the Police into structured support programmes and training. A total of 42 of the 60 young people currently engaged in YMAC live in Kāinga Ora homes. Our involvement in this initiative provides enhanced support to the households these young people are part of and coordinates agency inputs to each whānau.

Contact Person:

s 9(2)(a)

Position:

Deputy Chief Executive –
Auckland and Northland

Phone:

s 9(2)(a)

Supporting Reintegration: Kāinga Ora Housing for Men Exiting Prison

This week, our local Waikato team helped two men who had recently been in prison move into permanent Kāinga Ora housing, each through different, but connected, support programmes focused on helping them safely return to everyday life in the community.

The first programme was led by Kāinga Ora in partnership with Te Kōhao Health and their team at Te Whare Puutikitiki, a residential home in Hamilton East. This service followed a Manaakitanga-based approach (which means care, respect, and hospitality), supporting men as they left prison or served sentences in the community. It offers culturally grounded, all-round support to help them settle back into life and build long-term stability.

The second programme was led by a group of government agencies working together to find housing for people with more complex needs. These agencies include Te Whatu Ora, Oranga Tamariki, the Ministry of Social Development, New Zealand Police, the Department of Corrections, and Kāinga Ora who organise and lead these joint meetings. Through this coordinated approach, we were able to support a man with higher needs by placing him in a home that suited him, with personalised support to help keep him safe, reduce the chance of reoffending, and support his health and wellbeing.

Both programmes were built on the same goal: to support these men into safe and suitable housing, empowering them to live independently and rebuild their lives, ultimately creating better outcomes for themselves, their families and their communities.

Over the coming months we expect to place more men exiting prison into our homes through these programmes.

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



Land divestment update

18 Totara Avenue, New Lynn, Auckland

The site at Totara Avenue was acquired from Eke Panuku (now Auckland Urban Development Office) in 2020 for \$2.08m, with the intention to develop a nine-storey mixed use tower, delivering approximately 81 state homes. Since completing the purchase, it has been determined that the delivery of this proposed development was no longer feasible, and the decision has been made to divest the property. s 9(2)(b)(ii)

80 Don McKinnon Drive, Albany

The site was purchased in 2018 for provision of public, market and affordable housing. The land was purchased for \$19,255,000+GST. s 9(2)(b)(ii) Our initial plans for this site were to build 186 units in eight apartment blocks. However, over time this plan evolved into a higher density development, consisting of 19 to 23 storey high rise blocks. In the time since purchase, it has been determined that the proposal is no longer feasible to progress, and it has been agreed to be sold as part of the vacant land divestment programme.

The site is being assessed by the Office Treaty Settlement under The Protection Mechanism. The Protection Mechanism is a Cabinet-agreed process for the Crown to consult with Māori when it wishes to sell surplus land. If the Crown agrees to retain ownership of the property, the Office of Treaty Settlements will purchase the property and hold it in a regional landbank. This process captures Kainga Ora properties that are over 1 ha.

Contact Person:

s 9(2)(a)

Position:

General Manager - Urban Development and Delivery

Phone:

s 9(2)(a)

3. Summary of papers sent

Paper	Purpose
Ad Hoc Minister Bishop visit to LSPs GSR-25-19466	This paper provides you with information ahead of your visit to the Mangere Large Scale Project on 30 September 2025.
Ad Hoc Costs for consents and development contributions GSR-25-20277	Your office has requested information about how much Kāinga Ora has paid to councils for resource consents, building consents, development contributions, and other relevant charges (total and by Council), including what amount is for projects no longer progressing.

Briefing Annual Report 2024/2025 GSR-25-19158	This note provides you with the Kāinga Ora – Homes and Communities Annual Report 2024/25 as approved by the Kāinga Ora Board on 30 September 2025. It provides you with an early view of the report prior to receiving printed copies of the document on 15th October 2025.
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4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
October	Ad Hoc Turnaround plan report back – October KO-MS-25-20320	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
October	Ad Hoc Gateway report for tech modernisation KO-MS-25-20289	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
October	Ad Hoc Monthly report - September 2025 GSR-25-20278	Hon. Chris Bishop Hon. Nicola Willis	s 9(2)(a)
October	Ad Hoc Universal and Accessible Kāinga Ora stock GSR-25-20271	Hon. Tama Potaka	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)
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-25-20031	Member of the Public	Public	<i>Maintenance</i> Kāinga Ora Vacant / Void Maintenance Contracts	Hon. Tama Potaka	Not being provided	21/10/2025 (Extended)
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	10/10/2025 (Extended)
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
GSR-25-20242	Member of the Public	Public	<i>Development</i> Te Onekiritea Park/Bomb Point, Hobsonville	Hon. Chris Bishop	Not being provided	16/10/2025
GSR-25-20238	Member of the Public	Public	<i>Staff</i> Investigations into potential staff information leaks	Hon. Chris Bishop	Not being provided	16/10/2025
GSR-25-20234	Member of the Public	Public	<i>Staff</i> Information about flexible working requirements	Hon. Chris Bishop	Not being provided	16/10/2025
GSR-25-20254	Member of the Public	Public	<i>Tenancies</i> Eviction stats since ending of Sustaining Tenancies	Hon. Chris Bishop	Not being provided	17/10/2025

GSR-25-20266	Member of the Public	Public	<i>Developments</i> Paused developments - Dunedin	Hon. Chris Bishop	Not being provided	20/10/2025
KO-MS-25-20332	s 9(2)(a)	Media	<i>Developments</i> Dixon St costs	Hon. Chris Bishop	Consultation	29/10/2025

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