



Kāinga Ora – Homes and Communities Status Report

For period 30 January 2026

KO-MS-26-20927

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1. Update for Ministers

s 9(2)(f)(iv)

Proactively Released		
Contact Person: 	Position: General Manager – National Services	Phone:

Ferncliffe Farm Agreement with National Infrastructure Funding and Financing (NIFF)

Kāinga Ora has been in discussions with NIFF regarding the Housing Outcome Agreement that was agreed and signed as part of the IAF funding for the NZTA SH19 enabling works in Tauriko West (Ferncliffe Farm). Initially, Kainga Ora was to deliver 100 social homes and 100 affordable homes in the first 500 homes delivered on Ferncliffe Farm, subject to approval of the Business Case. As the Business Case for development was not approved, Kāinga Ora will no longer be delivering social homes on the site.

s 9(2)(b)(ii)

Contact Person: s 9(2)(a)	Position: General Manager – Urban Development and Delivery	Phone: s 9(2)(a)
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Don McKinnon Drive, Albany and East Street, Drury divestment update		
The scheduled sales of Don McKinnon Drive and East Street have been slightly delayed, by working through the Māori Protection Mechanism (Cabinet Policy 2004), following ongoing engagement with the Office of Treaty Settlements/ Te Tari Whakatau. This in particular has an impact with land parcels over 1Ha in size. Following legal advice, we have been advised this mechanism is not applicable to Kāinga Ora land sales but further consideration across the wider portfolio is required which will confirm our approach for further land sales across the portfolio..		
Contact Person: s 9(2)(a)	Position: General Manager – Urban Development and Delivery	Phone: s 9(2)(a)

2. Summary of papers sent

Paper	Purpose
Nil.	

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact Person
January	Ad hoc Monthly Report - December 2025 KO-MS-25-20853	Hon Chris Bishop Hon Tama Potaka	s 9(2)(a)
February	Ad hoc Quarterly Report to Ministers - October to December 2025 KO-MS-25-20535	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
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KO-MS-25-20709	Member of the Public	Public	<i>On-call arrangements</i> Request for information on public sector on-call arrangements and compensation for after-hours work in communications roles	Hon. Tama Potaka	Not being provided	5/2/2026 (Extended)
KO-MS-25-20733	Member of the Public	Public	<i>Property sales</i> Request for Kāinga Ora criteria, processes, and timelines for property sales, including decision-making and offer evaluation policies.	Hon. Chris Bishop	Not being provided	17/2/2026 (Extended)
KO-MS-25-20741	Member of the Public	Public	<i>CEO recruitment</i> Request for details of Kāinga Ora CEO recruitment process	Hon. Tama Potaka	Noting FYI	19/2/2026 (Extended)
KO-MS-25-20690	Member of the Public	Public	<i>City Link Bridge</i> 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-25-20789	Member of the Public	Public	Information about appointment of Kainga Ora Head of Data and Insights	Hon. Tama Potaka	Not being provided	28/1/2026
KO-MS-25-20798	Member of the Public	Public	s 9(2)(a) Raumati Road Development - Request for details	Hon. Chris Bishop	Not being provided	29/1/2026
KO-MS-25-20810	Member of the Public	Public	s 9(2)(a)	Hon. Chris Bishop	Noting FYI	30/1/2026
KO-MS-25-20815	s 9(2)(a)	Opposition	Capital funding on new state houses	Hon. Chris Bishop	Noting FYI	3/2/2026
KO-MS-25-20830	s 9(2)(a)	Media	Motel purchase or leasing for emergency housing	Hon. Tama Potaka	Not being provided	9/2/2026
KO-MS-26-20899	Member of the Public	Public	Evictions and terminations	Hon. Tama Potaka	Not being provided	13/2/2026

KO-MS-26-20916	s 9(2)(a)	Media	Information about properties on Jacaranda Close	Hon. Chris Bishop	Noting FYI	13/2/2026
KO-MS-26-20917	s 9(2)(a)	Media	Information about vacant Kāinga Ora properties in Tauranga and Rotorua	Hon. Tama Potaka	Noting FYI	13/2/2026
KO-MS-26-20952	Member of the Public	Public	Information about six Kāinga Ora in Port Chalmers, Dunedin	Hon. Chris Bishop	Not being provided	18/2/2026

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.

Topic	Portfolio	Type of Announcement	Date	Additional Notes
Turnaround Plan one year on	Housing	Announcement	From 4 February 2026 onwards	Milestone announcement to highlight progress and improvements with Kāinga Ora one year since the Plan was announced
Greater Wellington Region				
Arlington Development	Housing	Announcement	Early 2026	Business Case went to Cabinet 24 November 2025.
Opening of 4 new homes in Porirua	Housing	Event	March	Housing redevelopment in Waitangirua.
Opening of 3 new homes in Lower Hutt	Housing	Event	March	Three homes replacing one older one in Waterloo.
Opening of 20 new homes in Upper Hutt	Housing	Event	May	Housing redevelopment in Trentham. Mix of bedrooms starting at two.
Opening of 18 new homes in Lower Hutt	Housing	Event	September	Housing redevelopment in Taitā. Eighteen new homes replacing eight. Minister Bishop attended the sod-turning in October 2025.
Central				
Opening of 14 new homes in Rotorua	Housing	Event	March	Housing redevelopment. 14 homes made up of 11 two-bedrooms, 1 three-bedroom, and 2 four-bedrooms.

Opening of 20 new homes Feilding	Housing	Event	March	Market delivery by s 9(2)(b)(ii) [redacted] 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.
Opening of 24 new homes in Rotorua	Housing	Event	April	Market delivery by s 9(2)(b)(ii) [redacted] 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.
Opening of 16 new homes in Tauranga	Housing	Event	May	Housing redevelopment. 16 homes made up of 7 two-bedrooms, 7 three-bedrooms, and 2 four-bedrooms.
Opening of 16 new homes in New Plymouth	Housing	Event	May	Market delivery by s 9(2)(b)(ii) [redacted] 16 home development made up of 16 one-bedrooms. Much-needed smaller typology.
Opening of 14 new homes in Ōpōtiki	Housing	Event	May	Housing redevelopment. 14 homes made up of 10 two-bedrooms, 3 three-bedrooms, and 1 four-bedroom.
Opening of 15 new homes in New Plymouth	Housing	Event	June	Housing redevelopment. 15 homes made up of 2 two-bedrooms, 9 three-bedrooms, 2 four-bedrooms, and 2 five-bedrooms.
Opening of 36 new homes in Rotorua	Housing	Event	June	Market delivery by s 9(2)(b)(ii) [redacted] 36 homes made up of 21 one-bedrooms, and 15 two-bedrooms. Much-needed smaller typology.
Opening of 10 new homes in Gisborne	Housing	Event	June	Market delivery by s 9(2)(b)(ii) [redacted] 10 homes made up of 9 two-bedrooms, and 1 three-bedroom.
Auckland/Northland				
Opening of 43 new homes plus community room	Housing	Event	February	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.
Southern				
Opening of 8 new homes in Nelson	Housing	Event	March	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.

Opening of 11 new homes in Dunedin	Housing	Event	March	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.
Opening of 8 new homes in Greymouth	Housing	Event	April	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.
Opening of 8 new homes in Greymouth	Housing	Event	May	

Proactively Released