



Kāinga Ora – Homes and Communities Status Report

For period 21 February - 28 February 2025

GSR-25-18568

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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 5.

2. Updates for Ministers

Divestment of underwritten KiwiBuild homes – sales update

Bayleys has now started the marketing campaign to on-sell 109 properties currently owned by the Crown as a result of underwrites exercised throughout the year in the Buying off the Plans (formerly KiwiBuild) underwrite programme.

The campaign includes advertisements in property magazines, national print media and digital channels as well as direct contact with an existing portfolio of large-scale investment buyers. Bayleys has reported that there has been a very good response generated from the marketing to date and interested parties are being provided with an Information Memorandum about the portfolio, as well as having direct discussions and undertaking some property inspections. Most interested groups are considering the portfolio as a whole, with some buyers interested in single location developments.

So far, three parties have indicated they will be submitting a bid by the closing date of the campaign (13 March 2025) with many others working through the Information Memorandum before making a decision on whether to participate. Bayleys also advises that current market conditions for residential property remain difficult with significant excess unsold and completed stock in the market. The Crown portfolio is facing competition with high levels of on and off market bulk residential schemes being offered to buyers – either land, part completed developments or developers looking to exit residual stock.

There has also been media interest and a story published in the NZ Herald:

<https://www.nzherald.co.nz/business/crown-forced-to-buy-109-new-auckland-wellington-kiwibuild-homes-trying-to-sell-773m-of-properties/VO2B2SNC5BHAJGIT7O7BI6IYII/>.

Bayleys advises the story provided good exposure and the content was not considered detrimental to the marketing campaign.

Contact Person: Mark Fraser	Position: General Manager - Urban Development and Delivery	Phone: 9(2)(a)
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Update on Kāinga Ora Organisational Health Index (OHI) Survey results

In our 20 December 2024 Status Report, we shared that we were analysing our November 2024 Organisational Health Index (OHI) survey results. 2,572 Kāinga Ora employees responded to the survey. The Organisational Health Workstream is part of a wider programme of work to transform various elements of Kāinga Ora and has been built to meet the requirements of the Turnaround Plan.

High level findings have been presented back to the organisation via an organisation-wide online session as well as an article posted to our intranet. This includes a summary OHI results report for people.

Kāinga Ora has an overall health score of 52 placing us in the bottom quartile of the public sector benchmark; a 9-point decrease from 2020.

The following focus areas have been agreed as a focus for the 'Organisational Health Workstream', which will work to improve scores over the next year.

- We will build critical capabilities to improve delegation and empowerment while significantly strengthening financial and risk management practices;
- We will implement a new performance management approach with our people to help clarify accountabilities and improve performance management, with fair and consistent consequence management;
- and will elevate focus on the needs of our customers and on building more open, innovative industry partnerships.

Contact Person: Tracey Taylor	Position: General Manager - People Governance and Capability	Phone: 9(2)(a)
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Porirua wastewater network upgrades reach completion

Works to upgrade over 3km of aging wastewater pipes in Porirua's Bothamley Park as part of the Te Rā Nui Large-Scale Project will be completed in March 2025. The installation of larger, more resilient pipes will not only enable more houses to be delivered in eastern Porirua, but also help to prevent 40,000m³ of raw sewerage from flowing into the waterways and harbour every year.

This Kāinga Ora delivered project, is scheduled to be completed on time and under budget, coming in at between \$65-70 million.

To celebrate the completion of the works and the significant enhancement of water quality in the area, Kāinga Ora and its Te Rā Nui project partners Ngāti Toa Rangatira and Porirua City Council, will be hosting a community event on 22 March (World Water Day). This includes a blessing from local iwi and speeches from Te Rā Nui project partners, followed by fun and interactive activities for the wider

community.

This wastewater pipes upgrade will connect into the wastewater storage facility currently being constructed by Wellington Water, next to the Porirua railway station.

Please advise if you have any interest in attending this event on 22 March 2025.

Contact Person: Mark Fraser	Position: General Manager - Urban Development and Delivery	Phone: 9(2)(a)
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Update on potential issue with home heater

Late in 2024, we advised you of work being undertaken with WorkSafe (Energy Safety) regarding the Goldair HiWall 2kw heater. We approached WorkSafe to investigate the heater after independent testing indicated potential issues with a small number of the heaters, including sparking and plastic casing being deformed by heat. At this point we advised our tenants not to use the heaters until further notice.

WorkSafe has completed its investigation, in collaboration with the independent tester and the manufacturer. Testing found that the issues experienced may have been caused by the heater units being covered by something that restricted air flow, and sparking may have been caused by a build-up of dust. The findings confirm that the heaters tested failed in a safe manner, with the built-in safety features working as designed to eliminate any serious risk of fire. WorkSafe has confirmed that the heaters meet all necessary safety standards and are safe for use.

WorkSafe made several recommendations, mostly related to the proper use of the heater. These include reminders for tenants on safe usage, such as not hanging items off the heaters. As a result, we are taking the following actions:

- Communicating with tenants that the heaters are safe to use, along with reminders on safe usage and cleaning, which will be incorporated into our regular safety communications.
- Informing our maintenance partners.
- Identifying a suitable replacement heater through the current procurement processes.

Communications are proposed to go out on Monday, 3 March 2025.

Contact Person: Nick Maling	Position: General Manager - National Services	Phone: 9(2)(a)
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Potential engineer compliance issue – Christchurch City Council (update)

As previously advised, the Christchurch City Council has raised a potential issue with the engineering certification work of a Christchurch-based engineer. Kāinga Ora were advised that we owned 23 of the properties listed as potentially having issues.

We have now received informal guidance from the Council on the approach they would like Kainga Ora to take in responding to the technical concern. This has included guidance provided through the Engineering New Zealand website.

Kainga Ora has directly engaged with two of the three affected developers who are directly engaging their own engineering support to satisfy the concern raised by the Council. As the third developer has been dissolved, the remaining assessments will be referred to the nominated engineers from the other developers.

At this stage customers have not been informed due to the low levels of risk associated with this compliance issue.

We will continue to keep your office informed of any updates.

Contact Person: Julia Campbell	Position: Regional Director - Nelson Marlborough and West Coast	Phone: 9(2)(a)
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3. Summary of papers sent

Paper	Purpose
Ad Hoc Monthly Report - January 2025 GSR-25-18373	This paper provides a monthly update for January.
Ad Hoc IAF Quarterly Report - Q2 FY25 GSR-25-18447	This paper and the accompanying 'IAF Quarterly Report Q2 FY25' (Quarterly Report) provide a summary of the current status of the Infrastructure Acceleration Fund (IAF) as at the end of December 2024.
Briefing Buller District Council and IAF agreement GSR-25-18518	This paper provides you with information regarding the Buller District Council (the Council) Infrastructure Acceleration Fund (IAF) Funding Agreement in relation to condition for the district plan change (TTPP) to be satisfied prior to further release of IAF funding.
Ad Hoc Meeting with Mayor Whanau GSR-25-18569	This note provides information on Kāinga Ora – Homes and Communities housing in Central Wellington for your meeting with Mayor Whanau.
Ad Hoc - Meeting Event Ministerial Disability Leadership Group [Led by Hon Louise Upston] GSR-25-18525	This briefing provides information to support your attendance at the Ministerial Disability Leadership Group (MDLG) meeting on Tuesday, 4 March 2025. You will be accompanied by Nick Maling, General Manager National Services.

Paper	Purpose
Ad Hoc Use of Industry Rates for Remuneration GSR-25-18565	<p>This paper provides you with an overview of the Kāinga Ora – Homes and Communities approach to industry rate allowances. This includes relevant context and discusses the review of the practice which is currently taking place.</p> <p>It is in response to a direct request from your office of 20 February 2025 and follows on from the Ministerial correspondence with John Copper (ref: HCB25-0031) regarding the same matter.</p>
Ad Hoc Update on Project RRR GSR-25-18590	<p>This paper provides background information on project RRR.</p>

4. Upcoming advice to be delivered in the next month

9(2)(f)(iv)			

5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-18385	Ingrid Leary	Opposition	<i>Disposals</i> Aaron Lodge - Details about viability of social housing	Hon. Chris Bishop	Noting FYI	28/02/2025
GSR-25-18386	Meg Stewart Ward	Opposition	<i>Administration</i> Annual review briefings	Hon. Chris Bishop	Consultation	28/02/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-18391	Victoria Young	Media	<i>Procurement</i> Carpet Supply Tender	Hon. Chris Bishop	Noting FYI	03/03/2025
GSR-25-18318	James Ball	Media	<i>Disruptive behaviour</i> Staff accompanying contractors during maintenance visits for tenants	Hon. Chris Bishop	Noting FYI	04/03/2025 extended
GSR-25-18483	Emma Ricketts	Media	<i>Building Innovation</i> Cost of set up and operating Consentium	Hon. Chris Bishop	Noting FYI	04/03/2025
GSR-24-18173	Meg Stewart Ward	Opposition	<i>Disposals</i> Sales or transfers of social housing to CHPs	Hon. Chris Bishop	Noting FYI	05/03/2025 extended
GSR-24-18198	Member of the Public	Public	<i>Urban Development</i> Communications with Flip Homes Ltd	Hon. Chris Bishop	Not being provided	05/03/2025 extended
GSR-24-18204	Member of the Public	Public	<i>Urban Development</i> Reports on the Tauranga Western Corridor SDP	Hon. Chris Bishop	Consultation	05/03/2025 extended
GSR-24-18221	Cecile Meier	Media	<i>Consultant & Contractors</i> Previous employees who are contractors since 2018	Hon. Chris Bishop	Noting FYI	10/03/2025 extended
GSR-25-18472	Member of the Public	Public	<i>Disposals</i> Future of Properties at 11 and 12 Neeve Place, Napier	Hon. Chris Bishop	Not being provided	11/03/2025
GSR-25-18484	Member of the Public	Public	<i>Disposals</i> Property Sales Programme Details	Hon. Chris Bishop	Not being provided	12/03/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-18488	Brent Melville	Media	<i>Disruptive behaviour</i> Rent debt - Age breakdown of debt, stage of write offs and ending of tenancies	Hon. Chris Bishop	Noting FYI	12/03/2025
GSR-25-18290	Member of the Public	Public	<i>Urban Development</i> Piritahi & LEAD alliance board members	Hon. Chris Bishop	Noting FYI	13/03/2025 extended
GSR-25-18410	Member of the Public	Public	<i>Accessibility</i> Accessible housing statistics	Hon. Chris Bishop	Not being provided	13/03/2025
GSR-25-18497	Manawatu Tenants Union	Interest Group	<i>Developments</i> Vacant Land and Development Status	Hon. Chris Bishop	Noting FYI	14/03/2025
GSR-25-18499	Member of the Public	Public	<i>Staff</i> Declared Conflict of Interests amongst recent recruits	Hon. Chris Bishop	Noting FYI	14/03/2025
GSR-25-18503	Member of the Public	Public	<i>Finance</i> Briefings to Minister on debt and build costs	Hon. Chris Bishop	Noting FYI	14/03/2025
GSR-25-18513	Member of the Public	Public	<i>Developments</i> Cost of development on Malfroy Rd and Ranolf St, Rotorua	Hon. Chris Bishop	Noting FYI	14/03/2025
GSR-25-18512	Member of the Public	Public	<i>Statistics, Stock and Pipeline</i> Paused, cancelled and approved Kāinga Ora projects	Hon. Chris Bishop	Noting FYI	17/03/2025
GSR-25-18566	Member of the Public	Public	<i>Staff</i> Credit Card Use by Chief Executive	Hon. Chris Bishop	Noting FYI	20/03/2025
GSR-25-18578	Member of the Public	Public	<i>Staff</i> Information about CE's extended contract	Hon. Chris Bishop	Noting FYI	21/03/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-18579	Member of the Public	Public	<i>Staff</i> Results of Staff Occupational Health Index survey	Hon. Chris Bishop	Noting FYI	21/03/2025
GSR-25-18588	Member of the Public	Public	<i>Staff</i> Process used to appoint GM PGC	Hon. Chris Bishop	Noting FYI	24/03/2025
GSR-25-18604	Member of the Public	Public	<i>Developments</i> Homestar and Lakeside Development	Hon. Chris Bishop	Noting FYI	25/03/2025

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 requests this report.

7. Upcoming completed homes opportunities

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