

Attachment to WPQ 14728 (2025) Count of frontline staff employed at Kāinga Ora as at 28 February 2025, listed by position title

Position Title	Headcount
Acquisition Manager	18
Administrator	70
Advisor - Assurance and Insights	1
Advisor - Building and Fire Compliance and Safety	1
Advisor - Compliance and Contract Management	2
Advisor - Contract and Supply	1
Advisor - Contract Management	5
Advisor - Contracts	1
Advisor - Contracts and Documents	1
Advisor - Customer Support	130
Advisor - Customer Support	1
Advisor - Development Strategy	12
Advisor - Geospatial	1
Advisor - Infrastructure Acceleration Fund (IAF)	1
Advisor - Interagency	7
Advisor - Learning and Development	2
Advisor - Market Delivery	1
Advisor - Office of the DCE	3
Advisor - Owner Interface	1
Advisor - Placement and Rehousing (BOP)	1
Advisor - Practice Design	2
Advisor - Practice Support	1
Advisor - Programme Governance	1
Advisor - Projects Control	1
Advisor - Supported Housing Accounts	1
Advisor - Supported Housing Delivery	1

Advisor - Youth Placemaking	1
Advisor Customer Liaison	37
Advisor Placement	36
Advisor Wellbeing Support	27
Analyst - Asset Information	2
Analyst - Assurance and Insights	1
Analyst - Business Systems	2
Analyst - Digital Support	1
Analyst - Healthy Homes	1
Analyst - Performance	3
Analyst - Quality	4
Analyst - Real Time Workforce	1
Analyst - Supported Housing	1
Analyst Real Time Workforce	1
Architect – Design Library	1
Assessor - Contract Assurance	17
Asset Manager	36
Assistant Acquisition Manager	1
Assistant Development Manager	10
Assistant Project Manager	1
Building Control Specialist	4
Building Inspections Team Leader	3
Building Inspector	1
Business Advisor - National Response	1
Business Change Manager	1
Business Development Director	1
Business Partner - Infrastructure	1
Business Partner - Land Sales Strategy	1
Chief Advisor	4
Chief Quantity Surveyor - Infrastructure and Civil	1
Code Compliance Certificate Processor	2

Commercial Manager	5
Community Development Manager	10
Competency Assessor and Trainer	1
Consent Processing Team Leader	2
Consent Processor	4
Construction and Maintenance Manager	1
Construction Assistant Project Manager	2
Construction Group Lead	1
Construction Programme Manager	2
Construction Project Manager	22
Construction Workstream Lead	3
Construction Workstream-2IC	2
Contract Manager - Asset Monitoring	1
Contracts and National Supply Manager	1
Contracts Assurance Manager - New Builds	6
Coordinator	35
Delivery Transition Lead	1
Development Manager	19
Development Partnerships and Investment Manager	1
Director	1
Director - Commercial Build Partnerships	1
Director - Commercial Management Urban Development	1
Director - Commercial Products	1
Director - Communications and Engagement	1
Director - Delivery Transition	1
Director - Development	1
Director - Housing Delivery Systems	1
Director - Infrastructure Acceleration Fund (IAF)	1
Director - Infrastructure and Civil Construction	1
Director - Maintenance Contracting and Asset Services	1
Director - Market Delivery	1

Director - Marketing	1
Director - National Building Consent Authority	1
Director - National Response	1
Director - Practice and Customer Contact	1
Director - Standardisation and Technical Support	1
Director - Supported Housing	1
Director Kaupapa Maori - Operations	1
Director Kaupapa Maori - Systems and Compliance	1
Director Performance Advisory and Analytics	1
Emerging Assistant Development Manager	1
Facilities Manager - Complexes	1
Graduate Architect - Design Library	1
Graduate Trainee	3
Hapori Kaitiaki (Community Guardian)	14
Housing Support Manager	175
Infrastructure Manager	2
Intermediate Advisor - Development Strategy	1
Intermediate Building Inspector	11
Intermediate Consent Processor	13
Intermediate Development Planner	1
Investment Strategist	8
Kaiahuru Hapori Kaitiaki	2
Lead - Social Outcome Maori/Pacific	1
Lead Performance Analyst	1
Lease Manager	6
Maintenance Complaints Resolution Manager	5
Maintenance Supervisor	37
Manager - Administration and Reporting	1
Manager - Advisory Services	2
Manager - Business Development and Improvement	1
Manager - Civil Delivery	1

Manager - Commercial Infrastructure Urban Development	1
Manager - Commercial Products Developer Management	1
Manager - Community Engagement and Partnerships	11
Manager - Compliance	1
Manager - Construction Partners Relationship	1
Manager - Contracts Quality and Compliance	1
Manager - Customer Channels	1
Manager - Customer Experience and Practice	1
Manager - Customer Support Centre	2
Manager - Decontamination and Remediation	1
Manager - Development Planning	1
Manager - Home Ownership Products	2
Manager - Information and Documents	1
Manager - Infrastructure Planning	1
Manager - Infrastructure Programming and Funding	1
Manager - Investment and Planning	3
Manager - Land Sales Strategy	1
Manager - Lease and Asset Services	1
Manager - Maintenance Commercial Contracts	3
Manager - Market Delivery Divestment	1
Manager - Office of the DCE (Auckland and Northland)	2
Manager - Office of the DCE (Central)	1
Manager - Office of the DCE (South Island)	1
Manager - Operations	7
Manager - Owner Interface (Piritahi)	1
Manager - Performance Insights and Governance	1
Manager - Placemaking	1
Manager - Planned Programmes	1
Manager - Practice Support	1
Manager - Project Controls and Scheduling	1
Manager - Property Administration and Reporting	1

Manager - Reporting and Analytics	1
Manager - Reporting and Systems	1
Manager - Risk Benefits and Assurance	1
Manager - Strategic Contracts	1
Manager - Supported Housing Delivery	3
Manager - Te Matawai	1
Manager - Urban Design – Public Housing	1
Manager - Urban Design – Urban Development	1
Manager Commercial - Large Scale Projects and Greenfield and Complex	1
Manager Consent Processing	1
Manager Design Standardisation and Improvement	1
Manager Digital Channels	1
Manager Housing and Wellbeing Support	23
Manager Inspections	1
Manager Regional Placement	12
Matua Hapori Kaitiaki (Senior Community Guardian)	5
MBU Assistant Project Manager	1
National Divestment Manager	1
National Manager - Urban Growth Partnering	1
Partnership Manager – Te O	1
Portfolio Manager	9
Portfolio Manager - Complexes	1
Practice Improvement Manager (Central/Southern)	1
Pre-Construction MBU Workstream 2IC	3
Preconstruction Project Manager	4
Preconstruction Workstream Lead	4
Principal Advisor	5
Principal Advisor - Accessibility	2
Principal Advisor - Assurance and Insights	1
Principal Advisor - Business Implementation	1
Principal Advisor - Business Improvement	1

Principal Advisor - Commercial Build Partnerships	1
Principal Advisor - Commercial Products	2
Principal Advisor - Community Practice	1
Principal Advisor - Customer Channels	2
Principal Advisor - Development Strategy	6
Principal Advisor - Engagement	1
Principal Advisor - Engagement and Relationships	9
Principal Advisor - Infrastructure and Civil Construction	1
Principal Advisor - Maturanga Maori	1
Principal Advisor - National Services	4
Principal Advisor - Pasifika	1
Principal Advisor - Practice Improvement and Integration	1
Principal Advisor - Project Benefits	1
Principal Advisor - Project Risk	1
Principal Advisor - Supported Housing	2
Principal Advisor - Systems and Compliance	2
Principal Advisor - Systems and Tools	1
Principal Advisor - Urban Development and Delivery Group	1
Principal Advisor - Urban Growth Partnering	2
Principal Advisor Development Strategy	1
Principal Advisor Heritage	1
Principal Advisor Maori housing development MAIHI	1
Principal Analyst - Assurance and Insights	1
Principal Analyst - Performance	1
Principal Analyst - Risk and Compliance	1
Principal Development Planner	2
Principal Technical Advisor - Inspections	1
Principal Technical Advisor - Processing	1
Principal Training and Competency Advisor	1
Principal Urban Designer	2
Processor - Home Ownership Products	4

Product Owner	5
Programme Coordinator	9
Programme Director	2
Programme Manager	14
Programme Planner	1
Programme Scheduler	5
Project Administrator	8
Project Business Partner	5
Project Coordinator	54
Project Director	7
Project Manager	37
Quality Assurance and Policy Officer	3
Quality Assurance Manager	1
Quality Improvement and Relationship Manager	1
Quantity Surveyor - Infrastructure and Civil Construction	1
Regional Director - Bay of Plenty	1
Regional Director - Canterbury	1
Regional Director - Central and East	1
Regional Director - Counties Manukau	1
Regional Director - East North Island	1
Regional Director - Greater Wellington Region	1
Regional Director - Nelson Marlborough and West Coast	1
Regional Director - North and West	1
Regional Director - Northland	1
Regional Director - Otago and Southland	1
Regional Director - Taranaki Whanganui Manawatu	1
Regional Director - Waikato	1
Regional Lead - Supported Housing	12
Regional Manager - Assets and Maintenance	12
Relationship Manager	3
Senior Acquisition Manager	4

Senior Advisor	1
Senior Advisor - Accessibility	1
Senior Advisor - Assurance and Insights	3
Senior Advisor - Business Improvement	1
Senior Advisor - Commercial Management Urban Development	1
Senior Advisor - Community Engagement and Partnerships	1
Senior Advisor - Compliance	1
Senior Advisor - Contracts	1
Senior Advisor - Customer Channels Quality	1
Senior Advisor - Customer Support	16
Senior Advisor - Engagement and Community Practice	1
Senior Advisor - Goals and Compliance	3
Senior Advisor - Infrastructure Acceleration Fund	1
Senior Advisor - Learning and Development	3
Senior Advisor - Office of the DCE (Auckland and Northland)	2
Senior Advisor - Office of the DCE (Central)	2
Senior Advisor - Office of the DCE (South Island)	2
Senior Advisor - Pasifika	1
Senior Advisor - Practice and Support	3
Senior Advisor - Practice Design	6
Senior Advisor - Practice Implementation	4
Senior Advisor - Product Support	2
Senior Advisor - Programme Governance	1
Senior Advisor - Project Benefits	1
Senior Advisor - Project Risk	1
Senior Advisor - Quality and Compliance	1
Senior Advisor - Systems and Compliance	2
Senior Advisor - Te Kurutao	1
Senior Advisor - Tribunal	3
Senior Advisor - Urban Development and Delivery	1
Senior Advisor - Urban Growth Partnering	1

Senior Advisor Channels Implementation	1
Senior Advisor -Customer Support	1
Senior Advisor Divestments	1
Senior Advisor Practice Improvement (Central/Southern)	2
Senior Advisor Practice Improvement (Northland/Auckland)	2
Senior Advisor Tribunal	7
Senior Analyst - Assurance and Insights	1
Senior Analyst - Business Performance	1
Senior Analyst - Home Ownership Products	1
Senior Analyst - Insights	3
Senior Analyst - Planning	1
Senior Analyst - Property	1
Senior Analyst - Reporting and Systems	2
Senior Analyst - Supported Housing	1
Senior Architect - Design Library	1
Senior Building Inspector	11
Senior Building Inspector - OSM	2
Senior Building Inspector - Technical Specialist	2
Senior Building Processing - Technical Specialist	2
Senior Business Analyst	1
Senior Code Compliance Certificate Processor – OSM	1
Senior Commercial Lead - Infrastructure Acceleration Fund (IAF)	2
Senior Consent Processor	4
Senior Contracts Assurance Manager	1
Senior Coordinator	5
Senior Data Engineer	1
Senior Development Manager	21
Senior Development Planner	2
Senior Executive Assistant	23
Senior Housing Support Manager	296
Senior Infrastructure Manager	1

Senior Landscape Architect	3
Senior Operational Analyst	3
Senior Programme Manager	11
Senior Project Manager	6
Senior Quantity Surveyor	3
Senior Stakeholder Relationship Manager	16
Senior Strategic Land Supply Manager	5
Senior Urban Designer	3
Stakeholder Manager - Waikato	1
Stakeholder Relationship Manager	16
Standardisation and Improvement Assessor	2
Team Coordinator	1
Team Leader - Administration Support	1
Team Leader - Applications and Loan Administration	1
Team Leader - Asset Services	1
Team Leader - Assurance and Insights	1
Team Leader - Business Performance	1
Team Leader - Contract Assurance	3
Team Leader - Customer Channels Quality	1
Team Leader - Customer Liaison	1
Team Leader - Customer Support Centre	15
Team Leader - Development Planning - UDD	1
Team Leader - Goals and Engagement	1
Team Leader - Implementation	1
Team Leader - Insights and Data	1
Team Leader - Interagency Administration	1
Team Leader - Investment Planning	3
Team Leader - Maintenance	7
Team Leader - Practice Design	1
Team Leader - Practice Improvement	1
Team Leader - Programme Governance	1

Team Leader - Project Controls	1
Team Leader - Property Administration	2
Team Leader - Scheduling	1
Team Leader - Tribunal	2
Team Leader - Urban Design (Akld 2)	1
Team Leader - Urban Design North 1	1
Team Leader Channels Workforce	1
Team Leader Customer Liaison	4
Team Leader Digital Support	1
Team Leader Housing Support	58
Team Leader Processing	1
Technical Director - Housing Delivery	1
Technical Manager	1
Trainer - Customer Channels	3
Vacant Property Manager	22
Workforce Planner - Customer Channels	2
Workstream 2IC	1
Workstream Lead	4
Grand Total	1,987