



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 07 October 2022

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1. Updates

WorkSafe and Kāinga Ora partner on construction

WorkSafe and Kāinga Ora are working together towards a shared goal of better social outcomes for those involved in building and maintaining Kāinga Ora homes and communities.

In establishing this partnership, WorkSafe are seeking opportunities to develop their contextual understanding of the health, safety and wellbeing challenges throughout the residential construction contracting supply chain. Our joint work programme will enable WorkSafe to identify the interventions that could have the greatest impact on reducing harm in residential construction and maintenance, learn why some existing tools and resources are not being used, and understand how strong client leadership can deliver better outcomes for workers. Kāinga Ora is seeking to deliver on the WorkSafe priorities for publicly procured construction, contribute to thriving communities, and influence the supply chain through leading by example.

Kāinga Ora has incorporated WorkSafe's Māori regional approach as part of our health and safety framework to support Māori in the construction industry, which will allow us to work together in building on existing relationships with Iwi Māori and enable a focus on equitable health, safety and wellbeing outcomes. Together we will trial innovative ways of improving health, safety and wellbeing in construction. This joint statement has also gone to the Minister for Workplace Relations and Safety.

Rowan Macrae
GM People, Governance and Capability

Life-cycle assessment technology

Earlier this year Kāinga Ora issued an RFP to source life cycle assessment technology to assess the carbon impact of our new homes at scale and pace. After a robust procurement process, we are pleased to advise that Australian based company eTool PTY Limited is our preferred supplier, with the contract being signed on 30 September 2022. Kāinga Ora and eTool have worked closely to identify the customisation required to deliver a closer fit solution for the New Zealand environment and for Kāinga Ora ways of working.

Kāinga Ora will now focus on developing processes and training to align with eTool's approach with the aim of a July 2023 implementation.

Measurement and reporting of carbon impact across the life cycle of our homes is a crucial first step to designing out carbon—by providing real-time, data-rich feedback to designers on the impact of their decisions during the design process. It also helps meet initial compliance requirements arising from the Carbon Neutral Government Programme, the New Zealand Government Rules of Sourcing, and anticipated in future from MBIE's Building for Climate Change Programme.

Patrick Dougherty
GM Construction and Innovation

Supporting Our Customers' Digital Literacy

Kāinga Ora is focused on supporting customers to live well in their homes and one of the ways we do this is by connecting customers to local initiatives within their own communities.

Last week, our Palmerston North Office held an afternoon tea to celebrate the graduation of customers who finished a digital training course with one of our local partners.

Recognising that many of the whānau they worked with in Palmerston North would benefit, Kāinga Ora helped 40 local customers take part in the programme. This opportunity has allowed customers to connect in a meaningful way, and opens up opportunity for them and their whanau to progress other opportunities such as online learning and accessing support services online. This has given our customers the opportunity to be more digital savvy. They are learning to do spreadsheets, PowerPoint presentations, budgets, and to connect to younger members of their whanau on social media.

Run by 20/20 Trust and facilitated locally by Highbury Whānau Centre, Family Connect is all about giving participants the skills and confidence needed to navigate an increasingly digital world and to help them stay connected to both whanau and community. With a focus on helping remove barriers to access, Family Connect provides participants with a Chromebook, 12 months subsidised internet connection, as well as 30 hours of digital literacy training covering everything from how to use the Google platform (including emails, sheets and docs) and Zoom through to internet security.

Feedback from our customers for the service has been incredibly positive.

Dion, a Kāinga Ora customer from Roslyn said:

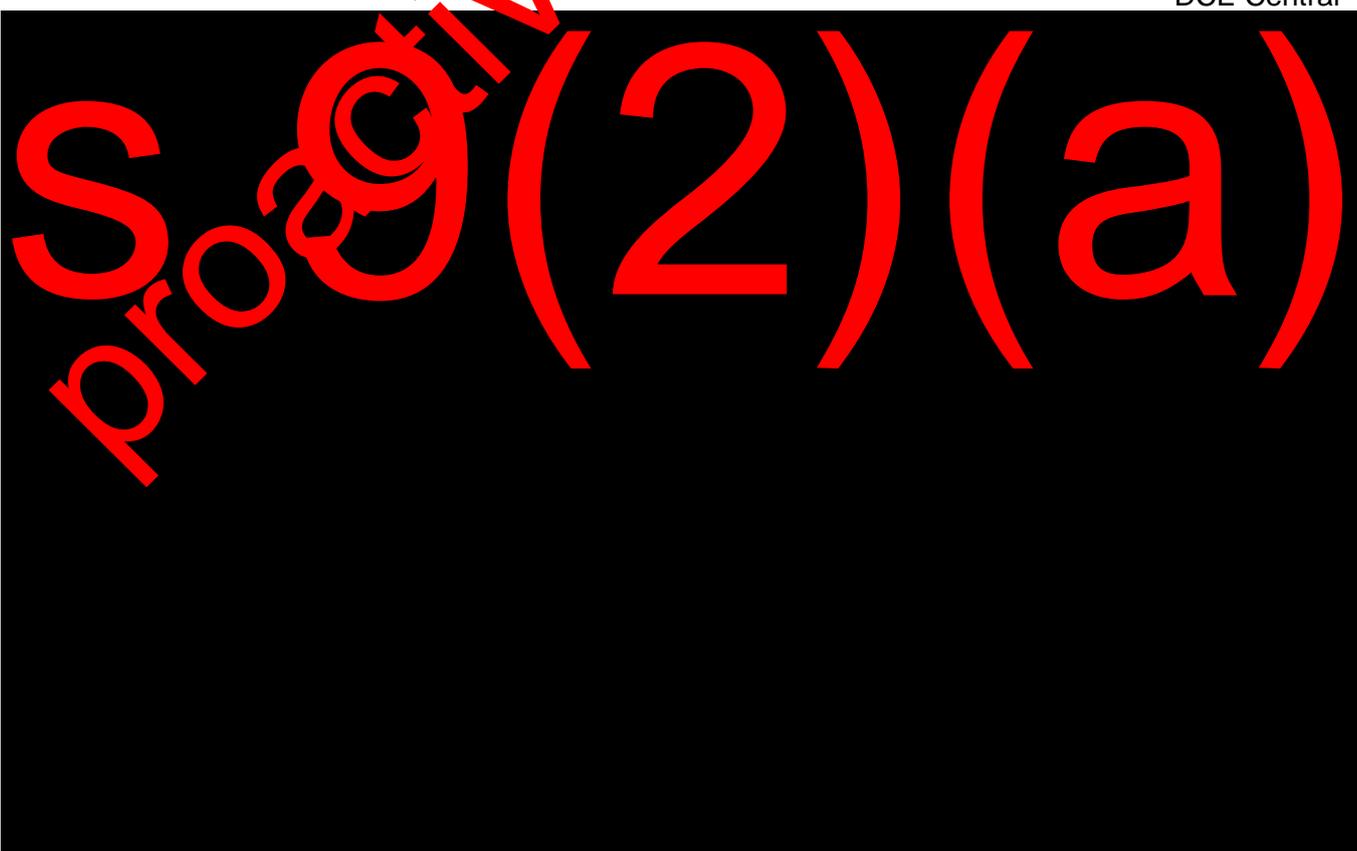
"Technology is advancing and everything is moving to digital so it's important to keep up," says Dion.

"I think if you are older it can be really beneficial for your mental health and open up your world. It can get you out there so you are not stuck inside staring at four walls. I have been in that position in the past and it was really difficult and isolating.

"Now I can keep up with the grandkids through social media and I have been able to access services like my GP online, which is so much easier and saves sitting on the phone for ages,"

We have shared this positive initiative, which is making a difference for our customers, through our website and social media channels.

Daniel Soughtton
DCE Central



Hamilton plan change

Kāinga Ora has made a submission to Hamilton City Council's notified intensification planning instrument – plan change 12. The principal focus of the submission addresses how Council intends to implement Te Ture Whaimana O Te Awa o Waikato - The Vision and Strategy for the Waikato River ('Te Ture Whaimana') within Plan Change 12.

The submission supports giving effect to Te Ture Whaimana, but opposes the financial contribution proposed, to be levied for the purpose of giving effect to Te Ture Whaimana. The submission notes that it appears the financial contribution would be placed in a fund that does not seek to give effect to Te Ture Whaimana. We ask that the financial contribution be deleted until a specific policy is developed to address Te Ture Whaimana. Further, the submission notes the proposed approach does not acknowledge the role that the Waikato River Authority plays in the management of the Waikato River, and the ties between that authority and local iwi through board representation.

The submission also seeks:

- deletion of the Infrastructure Capacity Overlay, with infrastructure capacity requirements instead assessed through restricted discretionary activities
- amendments to the Medium Density (MDRZ) and High Density (HDRZ) zones to increase enabled development through additional heights
- changes consistent with the Kāinga Ora submission on plan change 9, which opposed the approach of establishing historic heritage areas

Kāinga Ora engaged with Waikato Tainui and the Ministry of Housing and Urban Development (HUD) and their feedback informed, in part, the Kāinga Ora submission. We note the submission points in regard to the infrastructure overlay are also consistent with the draft HUD submission to plan change 12.

Katja Lietz
GM Urban Planning and Design

Early plans for new homes in Central Whakatane with the benefit of urban development outcomes

Kāinga Ora plans to build approximately 50 houses and apartments in central Whakatane. A commercial building at 111 King Street is currently being demolished and, where possible, deconstructed so that building materials can be reused. This is expected to be completed by the end of the year.

Design is in progress, but yet to be finalised. Early plans suggest a mix of single level homes, three storey apartments and some street level commercial space will be built. The original plan was to build a three storey building on the site. However, when considering the need for higher ground floor levels to meet the district plan flood management considerations, and the fact that the development is in a commercial part of the city, other options are being considered. This includes building to four stories with no change to the number of new homes to be provided. First preference for any commercial or office space built would be to accommodate social or health service providers. This would provide Whakatane with a good urban development outcome.

The team working on the project aim to lodge Resource Consent early in 2023 and Building Consent around mid-2023. Before then Kāinga Ora will be connecting with the Whakatane community to share plans and seek feedback.

Daniel Soughtton
DCE Central

Six metre Totara tree transplanted

Last week a six metre Totara tree identified for removal from a development site in Owairaka Development was transplanted to a new home in Mangere East Primary School. The Mangere Large Scale Project is a demonstration of the Kāinga Ora Ngāhere Project to increase tree canopy in an area with only 8 percent coverage. Mangere East Primary is part of the Kāinga Ora 'Tiny Forest in School' initiative which is being delivered in partnership with a local community organisation, ME Family Services, a kaupapa Māori consultancy Uru Whakaaro and six Mangere Schools to increase tree canopy in Mangere.

The tree was lifted up with a special tree spade, hoisted up to a truck, and relocated by Aaron Contractors. Kāinga Ora staff joined Mangere East Primary School to welcome the tree with a karakia and waiata led by the children.

Kāinga Ora is also planning to deliver a Puka tree to Waterlea School and a Nikau to Te āwhata stream. These, and other trees, have been taken from Owairaka development sites. We expect to transplant other native trees in the future from Owairaka and possibly Oranga sites.

Katja Lietz
GM Urban Planning and Design



First Home Partner milestone - 100 homes purchased in the first year

The first 100 homes have been purchased through the First Home Partner scheme, supporting individuals and whānau throughout the country with their home ownership journey. This milestone aligns with the scheme's one year anniversary this month (October).

As at 30 September 2022:

- 102 homes have been purchased through the First Home Partner scheme and are located in Auckland, Wellington, Waikato, Tauranga, Manawatu-Wanganui, Gisborne, Selwyn and Christchurch
- 81 applicants have signed Sale and Purchase Agreements – they are just awaiting settlement date, finance or council documents.

There is an opportunity to proactively announce this milestone during the month of October 2022, with the potential to include stories of one or two buyers who have achieved home ownership through the scheme.

Nick Maling
GM National Services

Kai and Kōrero event for customers

Kāinga Ora held a Kai and Kōrero event recently to engage on two upcoming developments on Holmes Drive and Cecil Beatt Place in West Harbour. With both streets almost exclusively Kāinga Ora owned, our place-based teams wanted to inform customers about what would be happening in their neighbourhood in the coming months. The first stage of the new developments are planned to deliver 22 new warm and dry homes by the end of 2023.

The event, held at the Mānutewhau Community Hub, was also a good opportunity for customers to get to know their new Housing Support team, created under the Customer Programme.

Caroline Butterworth
DCE - Tāmaki Tai Tokerau - Auckland and Northland

Rata Street Clean Up

Auckland's North West place-based teams recently rolled up their sleeves and worked alongside our customers to welcome in spring with a clean-up of a 40 unit complex in Rata Street, New Lynn. Staff and residents, including children, worked to collect inorganic rubbish into fill skip bins. While the weather was great, water blasting and lawn mowing also helped spruce up the area. The children were entertained with fun activities and a sausage sizzle.

Caroline Butterworth
DCE - Tāmaki Tai Tokerau - Auckland and Northland



When help with a lawn mower provides a breakthrough

Sometimes we have customers who, due to personal challenges, struggle to live well in their home and also refuse access to their property. In these situations we need to try a wide range of approaches to achieve a breakthrough.

We recently had one of these cases in South Auckland where the step forward ended up being help with a lawn mower. Senior Housing Support Manager, Finau Lauaki, managed to gain access to a home where the household had rejected multiple earlier offers of assistance. In this situation the customer explained that he and his wife had been unwell and the reason they had refused to engage earlier was because they were embarrassed at how they were living in their home and felt overwhelmed. Finau emphasised no judgement and a commitment to help. He rapidly coordinated a group of people including from the Healthy Homes programme team and the maintenance team to clean-up, repair and upgrade the property.

Alongside this, social support referrals were made for the couple to the Ratavine community house and Manurewa marae. The couple moved into temporary accommodation while their home was being worked on. Our local housing support team helped fill skip bins of items from the home and when work was complete the property had a new oven, cupboards, benches and a heat pump. The couple were welcomed back to their home. Along with being delighted with their new living environment they have been cooking, cleaning and welcoming visitors again.

Caroline Butterworth
DCE - Tāmaki Iwi Te Aroaro - Auckland and Northland



Central Nelson site secured for housing

We have gone unconditional on the purchase of a 3000 m² central site at 107 Nile Street in Nelson, with settlement on 12 October 2022.

The site's close proximity to schools, shops and amenities make it an ideal location for family homes. We will consider options for between 15 and 25 homes on the site, before a final design is developed.

After settlement, the local team will engage with key stakeholders and we will issue a media release to let the community know Kāinga Ora has purchased the site to build new warm, dry homes.

Paul Commons
DCE – Te Waipounamu – South Island

New office opens in Christchurch

A new Kāinga Ora office opened this week in Ōtautahi - Christchurch.

The space at 14 Show Place, in the suburb of Addington, will be home for just over 100 non-customer facing staff. Customer-facing teams and a small number of non customer-facing staff will remain at our existing Moorhouse and Papanui offices.

Teams operating in the new space include Construction and Innovation, Investment and Planning, National Services, People, Governance and Capability, Te Kurutao, and Commercial who will work in a series of 'communities' across the space.

Space has also been set up in the office for a Christchurch-based Customer Support Centre that will accommodate up to 30 staff from next year.

Paul Commons
DCE – Te Waipounamu South Island

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2. Summary of papers sent

Paper	Purpose
AH 22 099: Update on potential SDPs	This paper provides you with an update on projects selected under s29(a) of the Urban Development Act 2020 or under consideration for selection for assessment as potential specified development projects (SDPs).
AH 22 098: Te Pae Community Advisory Panel – Communication and Engagement Plan	This paper provides you with information about the next steps Kāinga Ora is taking to include Te Pae Whakahou Hapori (I Porirua Kōwhiri) Eastern Porirua Regeneration Independent Advisory Panel (Te Pae) in community engagement planning in Porirua.
BN 22 040: KiwiBuild – Approval to Underwrite Wallaceville Developments Limited	This paper requests approval to underwrite 45 affordable homes (in a development stage containing 75 homes in total) by the Developer in Trentham, Upper Hut, Greater Wellington.
BN 22 041: Energy hardship pilot	This paper requests approval of Kāinga Ora issuing an indemnity to one or more electricity retailers as part of a small pilot, the Winter Energy Study, to investigate the most effective and efficient way to encourage heating behaviour in winter through an electricity bill cap, and what the resulting costs, benefits and outcomes are.
BN 22 044: Wiri development - Manukau Regeneration Programme	This paper provides you with an update on the Wiri development component of the Cabinet endorsed Manukau Regeneration Programme, and to seek agreement that Kāinga Ora works with the Ministry of Housing and Urban Development (HUD) and the Treasury over the coming year to develop staging and funding options ahead of possible submission to Budget 2024.
BN 22 047: IAF Tranche Two Approval	This paper requests approval from Ministers for Kāinga Ora to enter into Infrastructure Acceleration Fund (IAF) Funding Agreements and Housing Outcome Agreements (together, IAF Agreements) for a second tranche of proposals (Tranche Two).

3. Upcoming events and opportunities

S 9(2)(a)

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4. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
30 September 2022	Ad Hoc Update on potential SDPs AH 22 099	Hon Dr Megan Woods	Katja Lietz
28 September 2022	Ad Hoc Te Pae Community Advisory Panel – Communication and Engagement Plan AH 22 098	Hon Dr Megan Woods	Daniel Soughtton
30 September 2022	Ad Hoc Land Programme Pipeline update – September 2022 AH 22 101	Hon Dr Megan Woods	Katja Lietz
29 September 2022	Briefing KiwiBuild – Approval to Underwrite Wallaceville Developments Limited BN 22 040	Hon Dr Megan Woods Hon Grant Robertson	Caroline McDowall
29 September 2022	Briefing Energy hardship pilot BN 22 041	Hon Dr Megan Woods	Nick Maling
29 September 2022	Briefing IAF Tranche Two Approval BN 22 042	Hon Dr Megan Woods Hon Grant Robertson	Caroline McDowall
30 September 2022	Briefing Miri development - Manukau Regeneration Programme BN 22 044	Hon Dr Megan Woods Hon Grant Robertson	Mark Fraser

5. Upcoming advice to be delivered in the next month

s 9(2)(a)

s 9(2)(a)

proactively released

6. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 355	Media	<i>Quarterly Report</i> Request for a copy of the Quarterly Report	17/10/2022	24/10/2022 extended
OI 22 386	Media	<i>KiwiBuild</i> Request for information about the KiwiBuild programme	16/09/2022	26/10/2022 extended
OI 22 388	Member of the public	<i>Property activity</i> Request for information on activity between 2000 and 2022	n/a	20/10/2022 extended
OI 22 336	Media	<i>Ka Awatea</i> Request for correspondence between Kāinga Ora and Ka Awatea	At the MO	07/09/2022 Extended (decision letter has gone out; docs pending)
OI 22 409	Member of the public	<i>Stormwater tanks</i> Request for development requirements	n/a	07/10/2022
OI 22 410	Member of the public	<i>Mangere stormwater</i> Request for information on the infrastructure project	n/a	11/10/2022
OI 22 412	Member of the public	<i>Records</i> Request for tenancy and maintenance records	n/a	12/10/2022
OI 22 414	Member of the public	<i>KiwiBuild</i> Request for pipeline information	n/a	11/10/2022
OI 22 415	Member of the public	<i>North Growth Area Porirua</i> Request for analysis information	n/a	11/10/2022
OI 22 416	Member of the public	<i>Ka Awatea</i> Request for verbal conflict declaration information	06/10/2022	13/10/2022
OI 22 417	Media	<i>First home grants</i> Request for breakdown of pay-outs	n/a	13/10/2022
OI 22 418	Member of the public	<i>Healthy homes</i> Request for assessment information	n/a	14/10/2022
OI 22 419	Member of the public	<i>Development</i> Request for Prebensen Drive, Napier, planning information	n/a	13/10/2022

OI 22 420	Media	<i>Ka Awatea</i> Request for payment information	n/a	14/10/2022
OI 22 421	Otago University	<i>Developments</i> Request for information Eastern Porirua development	n/a	18/10/2022
OI 22 422	Media	<i>Correspondence</i> Request for correspondence from the Plasterboard taskforce	12/10/2022	19/10/2022
OI 22 423	Member of the public	<i>Statistics</i> Christchurch antisocial behaviour statistics	n/a	17/10/2022
OI 22 424	Office of Simeon Brown MP	<i>Ka Awatea</i> Request for all documentation around conflict of interest	11/10/2022	18/10/2022
OI 22 426	Member of the public	<i>Healthy homes</i> Insulation information request	n/a	19/10/2022
OI 22 427	Media	<i>KiwiBuild</i> Buyer surveys	15/10/2022	26/10/2022
OI 22 428	Member of the public	<i>Staff information</i> Request for information about tertiary qualifications	n/a	19/10/2022
OI 22 429	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	19/10/2022
OI 22 430	Member of the public	<i>Maintenance</i> Request for information on plumbing and upgrades	n/a	20/10/2022
OI 22 431	Member of the public	<i>First Home Grant</i> Price caps	n/a	20/10/2022
OI 22 432	Member of the public	<i>Consultancy</i> Request for contract information	17/10/2022	25/10/2022
OI 22 433	Member of the public	<i>Redevelopment</i> Request for plans	n/a	25/10/2022
OI 22 435	Member of public	<i>Maintenance</i> Request for building report	n/a	17/10/2022
OI 22 436	Media	<i>Procurement</i> Use of section 14(9)(c)	17/10/2022	25/10/2022

OI 22 437	Member of public	<i>Statistics</i> Request for housing stats	n/a	27/10/2022
OI 22 438	Member of public	<i>Housing</i> Request for information Manners Street accommodation	n/a	17/10/2022
OI 22 439	Member of public	<i>Ka Awatea</i> Request for communication between Kāinga Ora and Minister	19/10/2022	27/10/2022
OI 22 440	Member of public	<i>Statistics</i> Request for pipeline information	n/a	28/10/2022
OI 22 441	Member of public	<i>Developments</i> Request for development information	n/a	28/10/2022
OI 22 442	Media	<i>Developments</i> Request for Bryndwr information	19/10/2022	27/10/2022
OI 22 443	Member of public	<i>Housing</i> Request for leased housing information		25/10/2022
OI 22 444	Member of public	<i>Projects</i> Request for IAF information		31/10/2022
OI 22 445	Member of public	<i>Projects</i> Request for Ouki IAF information		31/10/2022
OI 22 446	Member of public	<i>Security</i> Request for costing information		07/10/2022
OI 22 447	Member of public	<i>Housing</i> Request for leased housing information		01/11/2022
OI 22 448	Member of public	<i>Developments</i> Request for development information		01/11/2022
OI 22 449	Member of public	<i>Housing</i> Request for leased housing information		01/11/2022
OI 22 450	Member of public	<i>Firs Home Loans</i> Request for decision process		31/10/2022
OI 22 451	Member of public	<i>Tenancy</i> Request for tenant information		21/10/2022
OI 22 452	Member of public	<i>Healthy homes</i> Request for statistics		31/10/2022
OI 22 453	Member of public	<i>Home ownership</i> Request for credit policy		31/10/2022

OI 22 454	Member of public	<i>Developments</i> Request for information		01/11/2022
OI 22 455	Member of public	<i>Acquisitions</i> Request for house information		02/11/2022
OI 22 456	Media	<i>Maintenance</i> Request for statistics and costs of call outs	25/10/2022	01/11/2022

7. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 385/ OIA22-122	Member of public	<i>Correspondence</i> All documents and Cabinet papers mentioning Whangārei in relation to infrastructure and health funding decisions from the date beginning October 2017	12/10/2022	20/10/2022
OI 22 439/ OIA22-153	National Party	<i>Correspondence</i> Request for all correspondence information in relation to the initial and corrected answers to WQ 29763 (2022)	17/10/2022	27/10/2022
OI 22 445/ OIA22-154	Member of public	<i>Developments</i> Request for information regarding the Ōtaki, Kapiti Coast affordable and market housing	21/10/2022	31/10/2022

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