



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 1 November 2024

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1. Decisions or consultations sought this week

There are 0 decision(s) or consultation(s) sought this week

For upcoming advice to be delivered in the next month please refer to section 5.

2. Updates for Hon Chris Bishop, Minister of Housing

Goldair Update

Continued review of data has identified we installed around 29,000 Goldair heaters in around 17,000 of our properties. On 12 October 2024, our Customer Support Centre is contacting customers ongoing and contacted 8,121 customers of which we spoke to 3,597.

On 17 October 2024 around 8,710 emails were sent to customers who have the heaters installed. This was followed by letters sent to a further 14,920 customers on 18 October 2024 who have the heaters installed. Our Supported Housing Team successfully contacted 106 service providers who followed up the contact with letters.

We met with Worksafe on 25 October 2024 who advised the investigation will take 3-5 weeks to complete testing. A further meeting will be held in the next two weeks. While we wait for the outcome, we have asked our customers not to use the Goldair heaters until testing results are completed. A statement has been added to our website advising of the potential issue and the serial number of the heater so customers can check the heaters. Here is the link [Customers advised about potential issue with home heater:: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](#)

Until WorkSafe's assessment is complete Kainga Ora will continue to monitor activity with customers and only provide further updates if needed.

Contact Person:

Nick Maling

Position:

General Manager - National Services

Phone:

9(2)(a)

Arlington Development

Kāinga Ora are analysing significantly different options for Arlington including an option with a much-reduced social housing presence on the site. This option could also open up opportunities that could involve other suppliers such as market developers to build on parts of the site as per your feedback to the briefing (GSR-24-14522 Major projects in Wellington Central, GSR-24-17462 Further Questions on Arlington Development and Dixon Street).

Given this change being explored, our timeframes have adjusted to reflect this. This also incorporates our change in approach to apartment buildings that is demonstrating significant cost reductions on typical apartments costs, and we have included this application in the Arlington options.

We anticipate presenting formal options to the Kāinga Ora Board and following that we will consult with Wellington City Council and then we will consult with the Minister in early 2025.

Contact Person:

Patrick Dougherty

Position:

General Manager -
Construction and Innovation

Phone:

9(2)(a)

3. Updates for Hon Tama Potaka, Associate Minister of Housing

No updates this week.

4. Summary of papers sent

Paper	Purpose
Briefing Ministerial Consultation - 134 Dixon Street, Te Aro, Wellington GSR-24-15301	The purpose of this briefing is to consult you on the options being considered for our building at 134 Dixon Street, Te Aro, Wellington. We recently provided you with a background briefing on Wellington Central which signalled our intention to consult with you on this project (GSR-24-14522 and GSR-24-17462 refers).

5. Upcoming advice to be delivered in the next month

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[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	Hon. Chris Bishop Gareth Stiven

5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17615	Anastasia Hedge	Media	<i>Developments</i> Tawera Group developments	Hon. Chris Bishop	Noting FYI	04/11/2024
GSR-24-17650	Ben Leahy	Media	<i>Statistics, Stock and Pipeline</i> Projects cancelled, paused, planned, consented or in construction	Hon. Chris Bishop	Noting FYI	04/11/2024
GSR-24-17539	Maddy Croad	Media	<i>Statistics, Stock and Pipeline</i> Stats on homes occupied by single tenants	Hon. Chris Bishop	Noting FYI	05/11/2024 extended
GSR-24-17649	Lachlan Patterson	Opposition	<i>Sustainability</i> Emissions Reduction Plan	Hon. Chris Bishop	Not being provided	05/11/2024 extended
GSR-24-17701	Thomas Raethel	Opposition	<i>Administration</i> CE and Board discussions	Hon. Chris Bishop, Hon. Nicola Willis	Consultation	05/11/2024
GSR-24-17704	Member of the Public	Public	<i>Staff</i> Copies of GR Teams messages for Oct 2023	Hon. Chris Bishop	Not being provided	05/11/2024

GSR-24-17715	Member of the Public	Public	<i>Building Innovation</i> HDS - data for KPMG reports	Hon. Chris Bishop	Not being provided	06/11/2024
GSR-24-17725	Member of the Public	Public	<i>Staff</i> Staffing Numbers 2023 vs 2024 and demographic breakdown	Hon. Chris Bishop	Not being provided	07/11/2024
GSR-24-17616	Member of the Public	Public	<i>Developments</i> Rationale for not purchasing 12 Brookfield Tce Tauranga	Hon. Chris Bishop	Not being provided	08/11/2024 extended
GSR-24-17643	Poppy Carter	Opposition	<i>Sustainability</i> Crown-led urban regeneration project	Hon. Chris Bishop	Noting FYI	08/11/2024 extended
GSR-24-17525	Member of the Public	Public	<i>Developments</i> Compliance information about 115-120 Oxford Tce Lower Hutt	Hon. Chris Bishop	Not being provided	11/11/2024 extended
GSR-24-17766	Ke-xin Li	Media	<i>Staff</i> Kāinga Ora flexible working arrangements	Hon. Chris Bishop	Not being provided	13/11/2024
GSR-24-17612	Member of the Public	Public	<i>Maintenance</i> Information about maintenance contract with Spencers	Hon. Tama Potaka	Not being provided	14/11/2024 extended
GSR-24-17803	Grant Poulton	Opposition	<i>Publications</i> Letters(s) of expectations received from shareholding Ministers	Hon. Chris Bishop	Consultation	18/11/2024
GSR-24-17804	Member of the Public	Public	<i>Procurement</i> Procurement of Daum&Co.	Hon. Chris Bishop	Not being provided	18/11/2024
GSR-24-17814	New Zealand Taxpayers' Union	Interest Group	<i>Staff</i> Staff training with Pride Pledge	Hon. Chris Bishop	Not being provided	19/11/2024
GSR-24-17819	Member of the Public	Public	<i>Staff</i> Metrics for Internal Restructures	Hon. Chris Bishop	Noting FYI	19/11/2024
GSR-24-17617	Lachlan Patterson	Opposition	<i>Staff</i> Staffing change information since November 2023	Hon. Chris Bishop	Noting FYI	21/11/2024 extended

GSR-24-17840	Garth Bray	Media	<i>Local Government</i> Progress of Infrastructure Acceleration Fund	Hon. Chris Bishop	Not being provided	21/11/2024
GSR-24-17864	Meg Stewart Ward	Media	<i>Administration</i> CE and Board discussions	Hon. Chris Bishop, Hon. Nicola Willis	Consultation	27/11/2024

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
GSR-24-17860	Benedict Collins	Moving children out of emergency housing	15/11/24	15/11/2024
GSR-24-17863	Cole Blair	Redacting review for GSR-24-17453	15/11/24	15/11/2024

7. Upcoming completed homes opportunities

9(2)(f)(iv)				