



WEEKLY REPORT

Kāinga Ora – Homes and Communities

Proactively released

For period ending 10 December 2021

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1. Updates

Offsite manufacturing (OSM) strategic plan

As signalled in our 25 November 2021 update on the Off Site Manufacturing (OSM) Rapid Response Programme, we have now completed the Kāinga Ora strategic plan for OSM; *Transforming construction through innovation; our offsite manufacturing plan*.

The plan sets out the action Kāinga Ora is taking to realise the benefits of OSM and how this build method can help us build homes and communities more effectively, quickly, affordably, and sustainably. There is a focus on the role that Kāinga Ora can play in helping to grow the capability and capacity of the New Zealand OSM sector through our ongoing and increasing contracts with domestic OSM suppliers.

The plan sits in the context of our role to drive system transformation, using our scale and strong partnerships to lead a more effective and sustainable future for the building sector. It complements our existing use of OSM across our build programme, including public, market and affordable housing, sits alongside the OSM Rapid Response Programme currently underway, and is a companion document to *Building Momentum; our construction plan for future homes*.

A copy of the strategic plan has been sent separately to your office for your information. A communications plan has been developed to support a soft launch of the plan, beginning with publication on the Kāinga Ora website in the week commencing Monday, 13 December 2021.

Patrick Dougherty
GM Construction and Innovation

Caroline McDowall
GM Commercial

Renewable Energy trials

The first installation of the Wellington solar trial is complete, on a retrofitted home in Naenae. This trial will see solar photovoltaic panels installed on 100 homes in the Hutt Valley and Porirua by July 2022.

We have a number of other opportunities planned across the country and also have our first installation as part of a new build that is still under construction, on two stand-alone homes in Venables Avenue, Napier. This development is being delivered by Kāinga Ora in partnership with the

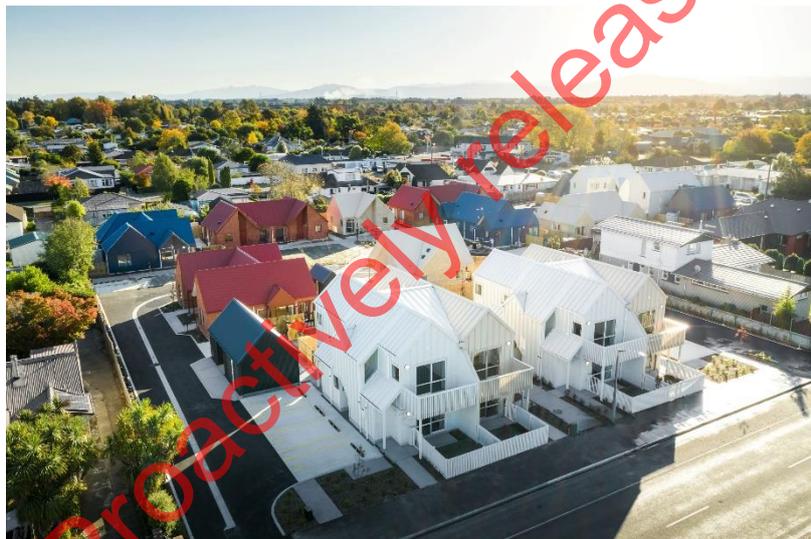
Ngāti Kahungunu property development company K3 and using local solar energy company Greener. It is expected to have tenants early in the New Year.

A closed tender has also been released for a three storey fully accessible apartment building for mature/elderly customers at 219 - 225 Riccarton Road, Christchurch. This development will include our first solar installation on a new multi-story apartment. This project will include the Allume SolShare technology, which allows us to share the electricity generated from a single rooftop solar system equally between the 20 apartments. The project will also include dual element hot water cylinders with timers to maximise the benefit of the solar power produced.

Gareth Stiven
GM Strategy, Policy and Finance

Public housing design wins national NZIA awards

Two multi-award winning Kāinga Ora developments have been recognised for their best practice design by Te Kahui Whaihangā New Zealand Institute of Architecture (NZIA). High and White Streets development in Rangiora and Waterview Court development in Auckland have won national awards in the NZIA housing – multi-unit category. High and White was designed by Rohan Collett Architects and built by Home, and Waterview Court was designed by Ashton Mitchell and built by Latham Construction.



The judging team commented that the High and White development creates an accessible and welcoming enclave of homes which have been “thoughtfully proportioned and planned”. “The 28-residence development has integrated accessible ramps into its landscaping, with paths, roads and small outdoor spaces creating a sense of home, sociability, safety and community.”

In regards to Waterview Court, the judges said the group of 120 striking and memorable homes generates a high-quality streetscape that will stand the test of time. “[In addition,] away from the road and encircled by housing of differing scales, a generous greenspace and play area create a safe, engaging heart and a unique sense of place for the residents of this complex.”

As well as the NZIA awards, High and White received an excellence award at the 2020 Property Industry Awards, as well as a Grand Prix New Zealand honour at the 2020 Dulux Colour award. Waterview Court also won an excellence award at the 2021 Property Industry Awards.

Patrick Dougherty
GM Construction and Innovation

9(2)(j)

Customer with hoarding problem successfully rehoused

A Kāinga Ora customer with a severe hoarding compulsion has been successfully rehomed and linked to ongoing support, thanks to the perseverance and patience of staff on the ground.

The 9(2)(a) man had overwhelmed his 9(2)(a) complex with collected items, both inside and outside, posing hygiene and fire concerns for the entire eight-unit complex. Fire Emergency New Zealand reported a high risk of fire at the unit and Auckland Council issued a dangerous building notice. For the safety of the customer and his neighbours, Kāinga Ora issued a Notice of Termination under the Residential Tenancies Act, relocated the customer to a different property, and removed the belongings to a storage facility.

Although initially reluctant to accept help or move, the customer is now happy and proud of his new, clean and safe home. The tenancy team and other agencies continue to work to provide ongoing support.

Caroline Butterworth
DCE Tai Tokerau

9(2)(f)(iv)

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Home built by Dargaville teenagers ready to welcome a Northland family

The first Kāinga Ora home built by teenagers at Dargaville High School's Building Academy is ready to welcome a Northland whānau. The five-bedroom house was built on the school grounds and then relocated to Kaitia earlier this year. The on-site works were delivered by Māori-owned contractor FNR Group Nga O Te Hiku, their first project with Kāinga Ora.

Kāinga Ora works with a number of organisations to help increase New Zealand's pipeline of construction workers, as part of its commitment to the Construction Sector Accord. The Dargaville High School Building Academy has partnered with Kāinga Ora to deliver at least six new warm and dry state homes. It was the second school to enter into a MOU with Kāinga Ora after Massey High School started producing new state homes in 2020. The partnership means students can learn valuable trade skills while producing much needed housing for the community. Whānau will be moving into their new home in Kaitia this weekend.

Patrick Dougherty
GM Construction and Innovation

PSC investigation - Handling of a disclosure by Kāinga Ora concerning a sponsored article

Kāinga Ora Board and management provided a response to the Public Service Commission investigation on Friday, 3 December 2021 and awaits notification of next steps.

Rowan Macrae
GM People Governance and Capability

Minister's attendance at Kāinga Ora Board

Your attendance at the Kāinga Ora Board meeting to be held on Monday, 13 December 2021 has been confirmed.

Rowan Macrae
GM People Governance and Capability

Performance audit of leadership of the housing and urban development system

The Office of Auditor-General (OAG) is undertaking a performance audit of leadership of the housing and urban development system. We understand the OAG is likely to report back to the House in May 2022. Kāinga Ora has been asked to contribute. Kāinga Ora Board members and management are scheduled to be interviewed on 16 December 2021.

Rowan Macrae
GM People Governance and Capability

2. Upcoming events and opportunities

9(2)(f)(iv)

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3. Advice sent in the past week

Due date to Minister's Office	Title	Minister(s)	Contact person
2 December 2021	Briefing COVID-19 Response: Delivering Kāinga Ora Housing Supply Commitments BN 21 040	Hon Dr Megan Woods	Andrew McKenzie
6 December 2021	Ad Hoc Disruptive behaviour at 20 Rosella Drive AG 21 107	Hon Poto Williams	Daniel Soughtton
Tbc	Briefing Kāinga Oraa Foreign Currency Bank Accounts BN 21 028	Hon Dr Megan Woods Hon Grant Robertson	Bruce Simpson
8 December 2021	Briefing Kāinga Ora –Homes and Communities: Approval to Vary the Underwrite of The Neighbourhood South Limited BN 21 034	Hon Dr Megan Woods Hon Grant Robertson	Caroline McDowall

4. Upcoming advice to be delivered in the next month

9(2)(f)(iv)

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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 21 470	Media	<i>Nuku flats</i> Request for information about anti-social behaviour	At office of Hon Williams	8/12/2021
OI 21 487	Office of Nicola Willis	<i>Staff Conditions</i> Request for the average salary of Kāinga Ora Infrastructure Acceleration Fund Project staff	8/12/2021 Hon Woods	13/12/2021
OI 21 488	Office of Nicola Willis	<i>686 Swanson Road</i> Request for reports relating to the property mentioned in Written Parliamentary Question Response 44892 (2021)	9/12/2021 Hon Woods	13/12/2021
OI 21 492	Office of Nicola Willis	<i>Arena Williams Story</i> Request for all internal communications between Kāinga Ora officials/employees regarding the recent Newshub article	10/12/2021 Hon Woods	13/12/2021
OI 21 494	Office of Nicola Willis	<i>Arena Williams Story</i> Request for advice provided to Kāinga Ora communications staff	10/12/2021 Hon Woods	13/12/2021

		regarding political neutrality		
OI 21 495	Office of Nicola Willis	<i>Evictions</i> Request for communications to Kāinga Ora from the Minister ceasing tenant evictions	10/12/2021 Hon Williams	13/12/2021
OI 21 496	Office of Nicola Willis	<i>Ngāi Te Rangi</i> Request for copies of email conversations between Kāinga Ora and Ngāi Te Rangi	10/12/2021 Hon Woods	13/12/2021
OI 21 499	Member of the public	<i>Maintenance</i> Request for all notes regarding clothes line repair work order	n/a	13/12/2021
OI 21 491	Member of the public	<i>Evictions</i> Request for Kāinga Ora policies	At office of Hon Williams	13/12/2021
OI 21 508	Member of the public	<i>Wait times</i> Request for information regarding call centre wait times	n/a	13/12/2021
OI 21 500	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	14/12/2021
OI 21 501	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	14/12/2021
OI 21 502	Member of the public	<i>Hobson-Green</i> Request for information about this development	n/a	14/12/2021
OI 21 505	Member of the public	<i>KiwiBuild developments</i> Request for information about KiwiBuild developments in Auckland	n/a	15/12/2021
OI 21 506	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	15/12/2021
OI 21 507	Office of Nicola Willis	<i>Code of conduct</i> Request for an email regarding the code of conduct	8/12/2021 Hon Woods	15/12/2021

OI 21 444	Member of the public FYI website	<i>Wellington airport</i> Request for documents relating to Wellington airport expansion	n/a	15/12/2021 extended
OI 21 512	Member of the public	<i>Rotorua purchase</i> Request regarding a subdivision on Collie Drive	n/a	17/12/2021
OI 21 514	Member of the public	<i>ASB</i> Request regarding ASB	10/12/2021 Hon Williams	17/12/2021
OI 21 516	Member of the public	<i>Complaints</i> Request for information regarding complaints and security guards	n/a	17/12/2021
OI 21 517	Member of the public	<i>Purchase land</i> Request regarding purchase of land	n/a	17/12/2021
OI 21 518	Member of the public	<i>Rotorua home</i> Request for geotechnical reports	n/a	17/12/2021
OI 21 520	Member of the public	<i>Land purchase</i> Request for information about land purchase in Raumati South	n/a	20/12/2021
OI 23 521	Member of the public	<i>Accommodation</i> Request for information about the number of people in housing	13/12/2021 Hon Williams	20/12/2021
OI 21 522	Member of the public	<i>Accommodation</i> Request for information about the number of people in housing	13/12/2021 Hon Williams	20/12/2021
OI 21 529	Member of the public	<i>ASB</i> Request regarding ASB	13/12/2021 Hon Williams	20/12/2021
OI 21 523	Media	<i>Rent debt</i> Request for a breakdown of rent debt	13/12/2021 Hon Williams	20/12/2021
OI 21 525	Office of Nicola Willis	<i>Tenancy Tribunal</i> Request for communications regarding the tenancy tribunal	14/12/2021 Hon Williams	21/12/2021
OI 21 526	Office of Nicola Willis	<i>LOE</i> Request for LOE from 2017 to 2021	14/12/2021 Hon Williams	21/12/2021
OI 21 528	Media	<i>Whangārei homes</i>	14/12/2021	21/12/2021

		Request regarding homes in Whangārei	Hon Williams	
OI 21 527	Member of the public	<i>Data since 2017</i> Request for data regarding Kāinga Ora activity since 2017	n/a	22/12/2021
OI 21 531	Member of the public	<i>Tauranga construction</i> Request for information in Tauranga	n/a	23/11/2021
OI 21 533	Member of the public	<i>Plans</i> Request for plans for existing houses/development in Ōtautahi	n/a	24/12/2021
OI 21 498	Member of the public	<i>Anti Social Behaviour</i> Records of anti-social behaviour complaints	17/12/2021 Hon Williams	24/12/2021 extended
OI 21 534	Member of the public	<i>Skip bins</i> Request for information on skip bins	n/a	17/01/2022
OI 21 538	Media	<i>Tenancy Tribunal</i> Request for information on Tenancy Tribunal cases	n/a	17/01/2022
OI 21 538	Member of the public	<i>Map</i> Request for a map of Kirikiriroa	n/a	17/01/2022
OI 21 535	Member of the public	<i>Shared Equity pilot</i> Request for information on the Shared Equity pilot	n/a	18/01/2022
OI 21 536	Member of the public	<i>Accessible housing</i> Request for information regarding accessible bathrooms	n/a	19/01/2022
OI 21 537	Member of the public	<i>Completed housing</i> Request for number of completed and purchased housing in Auckland	n/a	20/01/2021
OI 21 540	Member of the public	<i>Development plans</i> Request for development plans	n/a	21/01/2021
OI 21 541	Member of the public	<i>Tairāwhiti stock</i> Request for information on housing in Tairāwhiti	n/a	21/01/2021
OI 21 542	Member of the public	<i>Morningside development</i>	n/a	21/01/2022

		Request for when development plans are due		
OI 21 490	Member of the public	<i>Tree Removal</i> Unnecessary removal of trees and possible conflict of interest	n/a	25/1/2022 extended
OI 21 509	Member of the public	<i>Dunedin tenants</i> Request regarding complaints about a tenant	26/01/2022 Hon Williams	2/02/2022 extended
OI 21 476	Member of the public	<i>IAF</i> Request for information about the first round of IAF applications	n/a	7/02/2022 extended
OI 21 486	Office of Nicola Willis	<i>Infrastructure Acceleration Fund</i> Request for the evaluation against each of the evaluation criteria set out for the fund	7/02/2022 Hon Woods	12/02/2022 extended

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 21 524	Office of Nicola Willis	<i>IAF Paper</i> Request for IAF paper	13/12/2021	20/12/2021
OI 21 530	Office of Nicola Willis	<i>Papers</i> Request for two Kāinga Ora papers	14/12/2021	21/12/2021

7. Appendix One: COVID-19 Weekly Activity Dashboard