



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

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For period ending 10 March 2023

# 08

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### 1. Updates

#### The house that Dargaville High School built

A collaboration between Kāinga Ora and Dargaville High School's year 13 trade programme students, under the supervision of retired registered builders and teachers, has produced the second of four homes contracted to be built or relocated this financial year.

This home was transported via truck from Dargaville to Kaikohe. Now the house is in place, a local build partner will complete the final onsite building works with an expected timeline for completion and occupation by June 2023.

Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland  
Patrick Dougherty  
GM Construction and Innovation



#### Hobsonville Point affordable housing

Kāinga Ora is converting the remaining Axis affordable homes in Hobsonville Point to KiwiBuild after Universal Homes and Fletcher Living communicated their inability to deliver to the Axis price points due to the increasing construction costs. Axis price points were not changed this year whereas price uplifts were applied to KiwiBuild. The increased KiwiBuild price caps are a more viable framework to negotiate the feasibilities of the projects with no guarantee of the full uplift in price. The change allows us to maintain housing construction momentum despite the market conditions and will mean Hobsonville Point still achieves the 20 per cent affordable homes target. Hobsonville Point is delivering 864 affordable homes in total. Universal Homes and Fletcher Living are to deliver 69 homes and a further four homes are yet to be contracted and therefore 73 homes to be delivered as KiwiBuild.

Mark Fraser  
GM, People, Urban Development and Delivery

### 139 Greys Avenue Beacon Case Study

The Kāinga Ora 139 Greys Avenue team, Icon and Amotai are very excited to have been accepted for a case study which is now live. The case study highlights the social procurement targets which Kāinga Ora put into the main build contract for 139 Greys Avenue and focuses on Icon's learning while working to reach those targets with a specific focus on supplier diversity. You can read the case study and watch the video [here](#).

MBIE's Beacon case studies highlight good practice in the construction sector. The aim of the case studies are to support the industry to learn and grow through understanding good approaches happening across the industry. Beacon Case studies are assessed throughout the year and every case study accepted for each year is then entered into the Annual Beacon Awards. MBIE assesses Beacon applications against the following criteria:

- Alignment to the Construction Accord's principles
- Contribution to the Construction Sector Accord's goals and outcomes
- Potential to support innovation in the sector
- Replicability across the sector
- Ability to support sector-wide transformation

Also please note:

- As per advice received recently by your office, Greys Avenue suffered some flooding damage in the recent Auckland Floods and this is now being assessed for a rescheduled delivery date.
- This is the second Kāinga Ora Beacon Case Study following on from the Kāinga Ora Bader Ventura Passive House Project confirmed last year.

Patrick Dougherty  
GM Construction and Innovation

### Winter Energy Study update

The Minister for Social Development and Employment is taking a paper to the Social Wellbeing Committee on 15 March 2023 to seek approval for the regulation changes needed to ensure that subsidies provided as part of the Winter Energy Study (the pilot) are excluded as income for the purposes of the Social Security Act 2018, the Public and Community Housing Management Act 1992, and the Student Allowance Regulations 1998.

This will ensure participating customers' income support payments are not negatively affected by the study. Timeframes are very tight to allow the study to start as early as possible in the winter months, and the regulations are expected to be in place by early May at the latest, preferably earlier.

From 13 March onwards, we expect eligible customers to begin receiving information packs on the Winter Energy Study. The packs are designed to provide full and transparent details on what the study involves and its core purpose of gathering data that might be used by Government and/or electricity retailers to help address winter energy hardship for low income New Zealanders in the future.

The information packs are co-branded Kāinga Ora/Mercury/GLOBUG, with the aim of recruiting customers into the study via verbal consent, which will be managed by the Kāinga Ora Customer Support Centre.

Due to the limited time available to recruit customers into the study ahead of winter, we have needed to distribute the information packs ahead of the regulations coming into effect. We have been clear in our customer communication that certain circumstances may result in the study being delayed or cancelled, and should the regulations be delayed, we will take the necessary steps to ensure customers are not unduly impacted.

Pending the regulations coming into effect, we are expecting the subsidies provided through the study to be provided between June – September this year, and for five months during the winter of 2024.

Nick Mailing  
GM, National Services

## Community Engagement

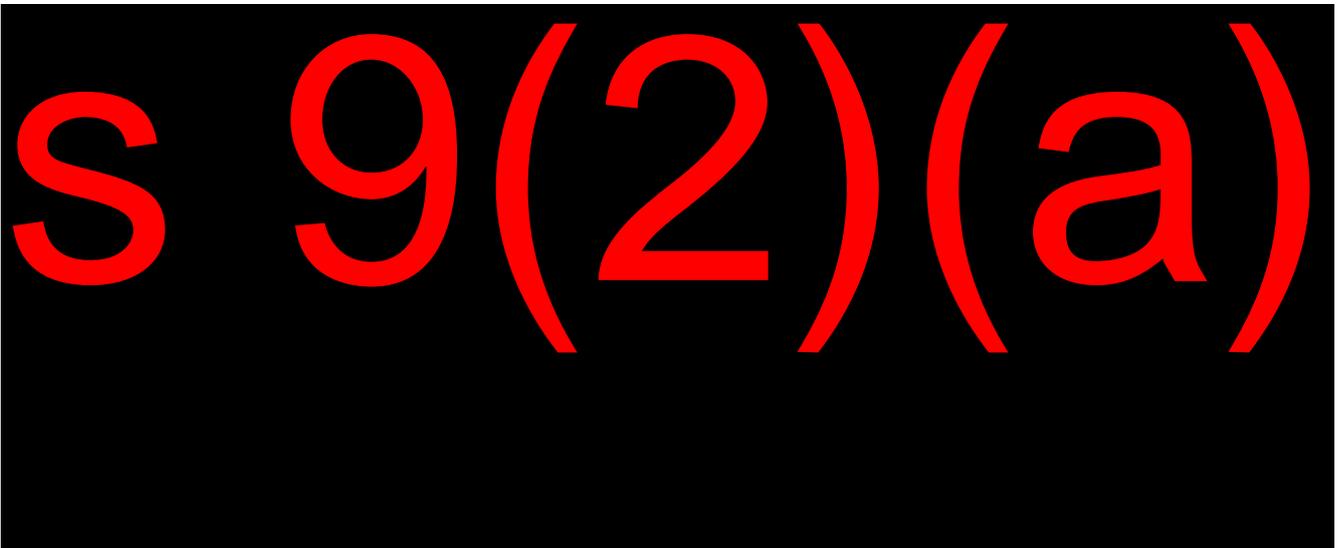
Kāinga Ora attended the Newtown Festival on 5 March 2023 and received excellent feedback from the community we engaged with. This was an informal activity to share about the key projects happening in the area, answer questions, and provide information on our financial packages. We brought in some of our customers to support face painting and colouring in with community which was very popular.

We partnered with Porirua City Council, Statistics New Zealand, and Whanau Manaaki on the Porirua Census Party on 7 March 2023. The Census data is crucial for supporting better information regarding how many people are living in our homes and how we ensure what we are building is fit for purpose. We also had great discussions with the head of the Central Pacific Collective on collaborating on upcoming engagement activities.

We are meeting with Kāpiti Councillor, Sophie Handford, and Community Board member, Bede Laracy, this week to give them a tour of the Eponi Development in Lower Hutt and take them to the Remakery. This context was requested following a meeting with them a few weeks ago where they shared their work on Our Vision for Raumati and their hopes to work closely with Kāinga Ora on engagement with the community in alignment with this project.

We are meeting with Porirua City Council elected members on 9 March 2023 for a coffee to share an update on the Porirua Development Project, upcoming engagement, and to ask how we ensure they have the information they need to champion the project with their constituents. This will also enable us to tailor our official briefing to them on the Spatial Plan scheduled for 23 March to ensure we address any concerns in advance of that meeting.

Daniel Soughtton  
DCE Te Puku Ikaroa - Central



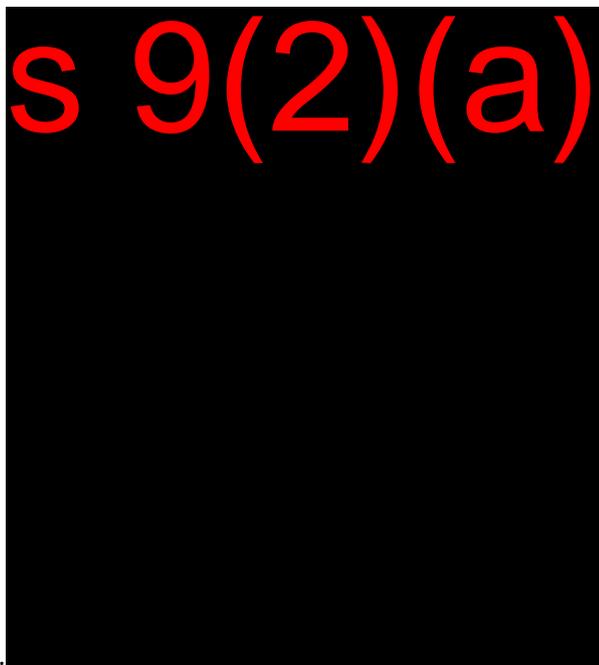
## Northland activities

The Northland Community Engagement and Partnership team has had a busy start to March 2023. Last weekend the team hosted a children's fun day event for Children's Day 2023. As well as providing activities for the children, information was distributed about Kāinga Ora and different financial products. The team spent time with couples and single parents, educating them about opportunities with the Kāinga Ora First Home Buyer scheme and grants.

Betsy Misiaga, Community Development Manager Northland, provided feedback on the importance of the event for families in the region: "Our engagement in these events are so crucial to community development. So many families out there are discouraged about the limited opportunities to buy their first home with the escalated cost of living. Hearing about our products gives them hope, joy and confidence about opportunities to purchase their own homes. Kāinga Ora needs to support them each step of the way".

On Saturday 4 March the team were privileged to host a stall at the Northland Pasifika Fusion festival. Members of the local community celebrated and showcased Pasifika culture with colourful Pacific attire and Pasifika food. Betsy described the event and the importance to Kāinga Ora: “It really meant a lot to engage in this community event because it’s provided the perfect opportunity to support the Pasifika Community and promote our financial products. We had a lot of families stop by for a chat and ask about our First home buyer’s grants and processes involved. We provided them with brochures that would help inform their families”. There were a large number of families in attendance enquiring about building on whenua, which was then passed on to the financial team in Auckland.

Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland



### **Whanganui land purchase and storm water mitigations**

To help meet the urgent need for more homes for families in Whanganui, Kāinga Ora – Homes and Communities has bought a 1.6 hectare vacant plot of land on 63 Kaikokopu Road. The site was purchased in August 2022 from local developer Lance Attrill. Our agreement was to acquire a single holding, and included a civil work contract for the former owner to subsequently create build-ready sections. Plans are still to be confirmed, but initial yield studies indicate we could potentially deliver 25 homes on the site, with spaces set aside for green areas and infrastructure requirements.

The cost was \$2million for the land, and the cost of the site and civil works is \$1.3million. We have a registered valuation that values up to 28 build ready sections at \$4.2million.

There have been concerns raised locally about the area being flood prone. Kāinga Ora identified and investigated this, and other development risks, during its due diligence investigations, along with the robust mitigations to manage these risks. The engineering design and earthworks detailed in Council’s Resource Consents for land use and subdivision provide for a range of mitigation measures to manage this risk. The conditions of the consent confirm that the development meets Whanganui District Council’s site engineering standards. A Land Use Consent for land use disturbance was also granted by Horizons Regional Council relating to site earthworks.

Currently civil and infrastructure work is being carried out by the developer and former owner of the land to make it build ready. We will be sharing with the community that we have purchased the site and will keep them updated on future plans, along with the measures in place to mitigate flood risks.

Daniel Soughtton  
DCE Te Puku Ikaroa - Central

## 2. Summary of papers sent

Paper	Purpose
<p><b>Briefing</b></p> <p>Impact on the Kāinga Ora delivery programme due to the Auckland Floods and Cyclone Gabrielle</p> <p>BN 23 014</p>	<p>This paper provides you with information on how the Kāinga Ora – Homes and Communities delivery programme has been impacted by the recent extreme weather events and provides options to support Kāinga Ora to meet its FY23 delivery target as soon as possible</p>

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4. Upcoming advice to be delivered in the next month

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## 5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 497	Member of the public	<i>Request for papers</i> Copies various documents incl of statistics, decision, policy, valuation relating to Winton (SDP, Porirua NGA, Tauriko, Land Programme, Ferncliffe, Alfriston)	24/03/2023	31/03/2023 extended
OI 22 530	Member of the public	<i>Documents</i> Request for copies of communications relating to IAF funding and Ferncliffe Farm	21/02/2023	28/02/2022 extended
OI 23 005	Member of the public	<i>Information</i> Request for information relating to the contractual agreements and relationships with both the previous and current developer of the Ormiston Rise Development	n/a	13/03/2023 extended
OI 23 015	Member of the public	<i>Developments</i> Request for information on urban development in Auckland	n/a	17/03/2023
OI 23 017	Member of the public	<i>Documents</i> Request for records of any meetings relating to the purchase of the Bonair Crescent, Silverdale	13/03/2023	20/03/2023
OI 23 039	Member of the public	<i>Acquisition</i> Request for information regarding the purchase of land in Raumati Road, Kāpiti	n/a	16/03/2023 extended
OI 23 042	Member of the public	<i>Property information</i> Request for retrofit information on a Naenae property	n/a	22/03/2023 extended
OI 23 048	Aaron Kirkpatrick (Office of Simeon Brown MP)	<i>Documents</i> Request for a copy of all communications with Ka Awatea Services	08/03/2023	15/03/2023 extended
OI 23 051	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	10/03/2023 extended
OI 23 053	Member of the public	<i>Document</i> Request for Healthy Homes escalation policy	n/a	20/03/2023 extended

OI 23 054	Member of the public	<i>Tenancy information</i> Request for statistical information for the Tautari Street development	n/a	tbc extended
OI 23 056	Bonair Action Group	<i>Statistics</i> Request for clarification of waiting list numbers for the Hibiscus Coast	n/a	17/03/2023
OI 23 060	Member of the public	<i>Tenancy information</i> Request for maintenance and security Information for a property in Churton Crescent, Taita	n/a	17/03/2023
OI 23 061	Jeremy Wilkinson (NZME)	<i>Maintenance information</i> Request for amounts spent on improvements to homes within the Porirua Territorial Local Authority area	06/03/2023	13/03/2023
OI 23 062	Member of the public	<i>Statistics</i> Request for numbers of neurodiverse customers	n/a	13/03/2023
OI 23 063	Ben Strang (RNZ)	<i>Documents</i> Request for information regarding housing developments at flood or other environmental risk	06/03/2023	13/03/2023
OI 23 065	Member of the public	<i>Development</i> <i>Request for information on possible development in Examiner Street, Nelson</i>	n/a	14/03/2023
OI 23 066	Member of the public	<i>Statistics</i> Request for total net government expenditure on State Advances corporation loans	n/a	tbc extended
OI 23 068	Member of the public	<i>Development</i> Request for information of redevelopment plans for the Wiri / Manukau are	n/a	15/03/2023
OI 23 069	Member of the public	<i>Development</i> Request for information of lots 1-10/90 Victoria Street, Pukekohe	n/a	17/03/2023
OI 23 070	Ethne Huston Office of Tim van de Molen MP	<i>Statistics</i> Request for information relating to non-disclosure (confidentiality) agreements	n/a	20/03/2023
OI 23 071	Member of the public	<i>Development</i> Request for information about developments at 52 & 54 Mays Road, Te Papapa, Auckland	n/a	22/03/2023

OI 23 072	Member of the public	<i>Maintenance</i> Request for maintenance information about a vacant house at 1/15 Otakau Rd Milford	n/a	22/03/2023
OI 23 073	Member of the public	<i>Documents</i> Development on 70 Upper Queen Street, Eden Terrace	n/a	21/03/2023
OI 23 074	Member of the public	<i>Document</i> Request for Spaces for Building Communities Design Guide	n/a	20/03/2023
OI 23 075	Member of the public	<i>Statistics</i> Request for information relating to the cost of security	n/a	23/03/2023
OI 23 076	Auckland City Council	<i>Document</i> Request for sustaining tenancies policy and noise/anti-social behaviour	n/a	23/03/2023
OI 23 078	Member of the public	<i>Statistics</i> Request for information relating to Wellington Healthy Homes Standards	n/a	27/03/2023
OI 23 079	Auckland University of Technology	<i>Statistics</i> Request for tenancy demographics for University Research	n/a	27/03/2023
OI 23 080	Rebecca Macfie (Journalist)	<i>Statistics</i> Request for information relating to vacant stock in Hastings DC area	n/a	28/03/2023
OI 23 081	Lambton Chambers (Barristers)	<i>Various</i> Request for documents and information regarding Kāinga Ora staff and maintenance related to a property in Taita	n/a	21/03/2023
OI 23 082	Member of the public	<i>Statistics</i> Request for information requesting the number of complaints at a Mt Eden property	n/a	27/03/2023
OI 23 083	Member of the public	<i>Developments</i> Request for information regarding developments in Meadowbank	n/a	28/03/2023
OI 23 084	Bonair Action Group	<i>Developments</i> Request for tenant health management information	n/a	29/03/2023
OI 23 086	Member of the public	<i>Developments</i> Request for relating to a Napier property	n/a	30/03/2023

## 6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 077 (OIA23-027)	O'Connor, Matthew (ACT Party)	<i>Document</i> Request for documents regarding recent North Island weather events	17/03/2023	24/03/2023

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