



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactive release

For period ending 11 November 2022

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1. Updates

Winter Energy Study - project update (formerly Energy Hardship Intervention)

Following approval from the Minister of Housing and the Minister of Finance for Kāinga Ora to issue an indemnity to electricity retailer/s, we are moving forward with the first round of customer communications for this study.

The communication involves a letter seeking initial consent from customers to share their ICP number (a unique number that identifies your address for energy supply) with Mercury, which will allow Mercury to determine whether customers are eligible to participate in the study. A full set of FAQs will accompany the letter, aimed at providing transparency around the intention of the study, but not promises, while we work towards securing an exemption to the social security regulations with the Ministry for Social Development.

We anticipate that customers will begin receiving letters the week of 21 November 2022, and a set of reactive FAQs is being developed in consultation with Mercury to manage any early media interest.

Nick Maling
GM National Services

Progress on new homes for Hamilton - pending final sign off

Work on site at the first of around 850 new homes in the pipeline for the Waikato is underway. Early work started on four Hamilton sites where 27 homes will be built. This includes the first three-storey walk-up for Kāinga Ora in the city, at Ross Crescent in Fairfield. GJ Gardiner will build 16 homes, with ten of these due for delivery in mid-2023. Rouse Construction has work underway for 11 homes on two sites in Nawton and three homes in Bader. Five state homes in Enderley and Bader will be completed this month.

The community engagement approach for the planned new Waikato homes is focussed on equipping community partner organisations with the ability to support the work Kāinga Ora is doing. We are talking with our community on a more regular basis, using these opportunities to strengthen partnerships. Since June 2022 we have been hosted by 18 community houses and centres across the Waikato for bi-monthly community clinics. This strategic approach was validated recently by Te Papanui Enderley Trust who reflected that when customers came into their centre, they were equipped with the right information to be able to provide reassurance to our customers.

Daniel Soughton
DCE Central

Patrick Dougherty
GM Construction and Innovation

Completion of Tauranga elder housing transfer

On 15 November 2022, around 200 tenanted social housing units in Tauranga will be transferred to Kāinga Ora following the purchase of seven elder housing villages from Tauranga City Council (TCC). [Refer earlier Weekly Report items of 22 July 2022 and 25 March 2022].

The six-month transition has been completed and all conditions of the sale and purchase agreement have been met. This has seen all 184 households assessed by the Ministry of Social Development for Income Related Rent (IRR), and tenancy signups completed by Kāinga Ora. All but one tenant has been assessed as being eligible for IRR, and all but six households will be better off in terms of rent paid. Under the terms of the agreement, these six households will receive rent support for a three-year transition period. TCC has completed installation of heat pumps to the units, and once the transfer takes place Kāinga Ora will refresh a small number of units which are currently vacant, and place new customers in these homes.

There are currently no redevelopment plans. However the tenants are aware that under the agreement with TCC, there is a commitment by Kāinga Ora to invest in upgrading and redeveloping the villages for public housing in the future. Both organisations have carried out extensive and ongoing engagement with tenants to ensure they understand and are comfortable with the transfer process, and this has provided the opportunity for these new customers to get to know their Kāinga Ora Senior Housing Support Manager.

As a follow-up to the May 2002 joint media release between Kāinga Ora and TCC, a joint release will be issued early next week to Tauranga media to mark the transfer. A low key event will be explored to welcome tenants to Kāinga Ora, which may take place early next year given the busy lead-up to the festive season and significant engagement which has taken place over the transition period.

Daniel Soughtton
DCE Central

Manurewa house fire due to fireworks

On 5 November 2022, a family of seven (six adults and one child) fled their home in Manurewa, South Auckland, after neighbouring fireworks ignited their tile roof, causing a fire. While our customers attempted initially to put the fire out themselves, Fire and Emergency New Zealand were called for assistance to extinguish the fire.

The property has a large hole in the roof and is no longer weather tight. The fire also melted the water supply pipes which caused a significant leak and affected the electric wires. The property is subsequently no longer habitable.

The family are currently in temporary accommodation while the property is assessed for repair.

Caroline Butterworth
DCE Auckland and Northland

Community garden leads to wellness

The complex at 2 Anzac Road, Whangārei, was not always a positive place to live prior to remediation work.

However, since the complex has been remediated and re-occupied one of the enterprising customers decided to make some positive steps towards her wellness, of which gardening is a significant part. During our customer Pania's first annual visit a couple of months after settling in, Nathan, Senior Housing Support Manager, discussed with Pania about how Kāinga Ora could best support her desire and talent for gardening. A trip to Mitre 10 followed, with seedlings and fertiliser delivered to get her started.

A number of residents were also enthusiastic about starting a community garden. One customer volunteered her storage shed to keep the hose and other residents helped plant and tend the garden. This is just the start for Pania and her neighbours, who are bonding together as a community over their great gardening plans.

Caroline Butterworth
DCF Auckland and Northland



Early July planting



September results

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Trunk or Treat Halloween

Our Waikato Office are working hard to build relationships within the local community. Last week, the office teamed up with a transitional housing provider, Kirikiriroa Family Services Trust, to support their very first Halloween Trunk or Treat event held at Hamilton Old Boys Rugby Club. The purpose of the event was to provide tamariki living in emergency housing a Halloween event. Other agencies from across the region got involved and together we organised over 200 “treat packs”, made up of kindly donated home baking, lollies, cupcakes and chocolate, which were enjoyed by all that attended. Attendance and feedback from the local community was incredibly positive, our People loved the event and the tamariki really seemed to enjoy themselves.

Daniel Soughtton
DCE Central



Oranga LSP Development - first market homes for sale

The first market homes available to buy in the Oranga Development, Auckland, were launched to locals on 21 October 2022. Locals had the first opportunity to express an interest in these homes and 12 qualified leads were generated during Labour Weekend alone. These eight market homes by Solution Street will be released to the wider market in early November 2022 with a price range of \$865,000 to \$1.045 million, with two and three-bedroom terrace typologies. These properties are scheduled to be completed in early 2024. The Oranga Development will see approximately 800 new market and affordable homes delivered over the next eight years. The launch of these market homes is a milestone for our wider Large-Scale Project programme, with all Auckland LSPs now offering homes for sale.

Tamsyn McDonald
Acting GM Urban Development and Delivery

Biggest delivery to date in Belmont, North Shore Auckland

We are pleased to report that the final 14 homes in our new housing complex at Belmont have been handed over to our place-based teams. Twelve homes have been replaced by 48 homes in Kāinga Ora's biggest redevelopment in the Takapuna/Devonport area to date. The new complex now offers 30 one-bedroom and 14 two-bedroom, warm and dry homes. One four bedroom and three three-bedroom homes were delivered earlier in the year. Eleven ground floor homes are built to our Full Universal Design standards. We expect the first customers to move in shortly.

Patrick Dougherty
GM Construction and Innovation

Critical Materials Taskforce

Kāinga Ora will have representation on the new Critical Materials Taskforce, which has been established to anticipate and potentially address "predictable surprises" in the NZ construction materials supply chain. Members are:

- David Kelly, Chief Executive Officer of Registered Master Builders Association of New Zealand (Plasterboard Taskforce member)
- Rick Herd, Chief Executive Officer of Naylor Love (Plasterboard Taskforce member)
- Tex Edwards, 2degrees founder (Plasterboard Taskforce member)
- Julien Leys, Chief Executive of NZ Building Industry Federation
- Matthew Duder, Managing Director of EBOSS
- Malcolm Fleming, Chief Executive of New Zealand Certified Builders
- Jeff Fahrensohn, Manager Inspections, Building Control at Auckland Council
- Keryn Davis, Chief Executive of Architectural Designers New Zealand
- Teena Hale Pennington, Chief Executive of Te Kāhui Whaihanganga New Zealand Institute of Architects
- Andrea Morton, Director Procurement & Supplier Management, Commercial Group at Kāinga Ora (supported by Joanne Davinport, Procurement Partner – Supply Chain & Materials).

To date the Taskforce has met once on 31 October 2022, where the focus was on current supply-constrained building materials (very few) and intelligence gathering from members on what they perceive may emerge as supply risks in next six-to-twelve months

The next Critical Materials Taskforce meeting will take place after the Commerce Commission publishes its final report on the market study into residential building supplies (required by 6 December 2022).

Caroline McDowall
GM Commercial

Te Kaokao – The Gathering

Mehemea ka moemoeā ahau, ko ahau anake. Mehemea ka moemoeā tātou, ka taea e tātou.

Our new office space in Kirikiriroa, Hamilton, was opened this week by members of Te Kurutao and the local office.

The new space, named Te Kaokao, enables us not only to have a day-to-day office space, but also to provide an inclusive environment for us to work with iwi, community and whanau and provide an inviting space for our people to learn and develop, where the guiding principle of 'Ako' takes precedence. It's also about future thinking. What we learn in this space today, can take us on a journey of moving forward with opened eyes to different ways of thinking and challenging the actions of today.

Kāinga Ora has made a strong commitment to being grounded in Te Ao Māori and Te Kaokao is a dream realised to continue everyone at Kāinga Ora on this journey.

We look forward to welcoming you to our whare in the Waikato in due course.

Nau mai haere mai ki a maatou, nau mai haere mai ki Te Kaokao

Te Ariki Pihama
DCE Ringa Raupa

Te Whare Kōrero – Workshop

Last week, one of our Mātauranga Māori programme groups, Te Whare Kōrero, completed their final poi wānanga.

Through the guidance and patience of our kaiako over three sessions, Ākonga learnt many historic aspects of poi including the traditional use and materials, explanation of the various names, good technique on how to use poi and of course, how to make poi!

Not only did these sessions teach our team something new, but also brought us together as a group, to share our own knowledge and continue our whanaungatanga.

Ākonga now have a set of poi to keep and also to use to build our kete of waiata and action songs. The session was full of whanaungatanga, mahi tahi, not to mention concentration and a lot of laughs.

Te Ariki Pihama
DCE Ringa Raupa

2. Summary of papers sent

Paper	Purpose
BN 22 045 KiwiBuild Approval to Underwrite Border Road Developments Limited	This paper provides you with an overview of the Underwrite approval required to deliver 33 affordable homes (in a development containing 54 homes in total) by the Developer in Henderson, Auckland. The target completion date for the last KiwiBuild home in this development is December 2023 and the maximum underwrite exposure is \$19,191,652 (plus GST, if any).
AH 22 108 Update on NZ Herald Emergency Housing Story	This paper provides you with the background and current situation of the whānau in this article.

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s 9(2)(a)				

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4. Upcoming advice to be delivered in the next month

s 9(2)(a) [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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§ 9(2)(b)	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 423	Member of the public	<i>Statistics</i> Christchurch antisocial behaviour statistics	n/a	08/11/2022 (extended - notification of decision letter sent)
OI 22 427	Anusha Bradley (RNZ)	<i>KiwiBuild</i> Buyer surveys	11/11/2022	17/11/2022 extended
OI 22 444	Taxpayers Union	<i>IAF information</i> Request for how much of the fund has been received, spent, allocated or contracted and a list and status of all projects and the amount of funding that has been received from this fund.	22/11/2022	29/11/2022 (extended)
OI 22 454	Member of the public	<i>Developments</i> Request for information Community Lane and Great North Road (Highbury Triangle), Avondale, Auckland	n/a	29/11/2022 (extended)
OI 22 458	Member of the public	<i>Healthy homes and new homes built in Wellington region</i> Request for statistics	22/11/2022	29/11/2022 (extended)
OI 22 465	Member of the public	<i>Development</i> Request for information (Avondale township)	n/a	07/11/2022 extended
OI 22 468	Member of the public	<i>Report</i> Request for copy of asbestos report	n/a	10/11/2022
OI 22 470	Otago University	<i>Developments</i> Request for information Eastern Porirua development	10/11/2022	16/11/2022
OI 22 471	Auckland Council	<i>1201 Dominion Road</i> Request for consent and design information	n/a	11/11/2022
OI 22 472	Member of the public	<i>Property information</i> Request for retaining wall information for Freemans Bay property	n/a	11/11/2022
OI 22 474	Member of the public	<i>Guidelines</i> Request for copy of new build fire safety information	n/a	14/11/2022
OI 22 475	Member of the public	<i>Insurance</i> Request for insurance arranged for a Kāinga Ora tenancy	n/a	10/11/2022

OI 22 476	Auckland Council	<i>Tenancy details</i> Request for tenant information for enforcement proceedings	07/11/2022	14/11/2022
OI 22 478	Member of the public	<i>Kāinga Ora housing</i> Request for addresses and sizes of Kāinga Ora properties in the Waimakariri district	n/a	15/11/2022
OI 22 479	Member of the public	<i>Specified Development Information</i> Request for the information and analysis Kāinga Ora relied when assessing the Western Corridor and all correspondence to and from the Ministry of Housing and Urban Development, Porirua Council and Waka Kotahi relating to information gathering on the Western Corridor	n/a	16/11/2022
OI 22 480 (an OIA with Privacy component)	Member of the public	<i>Personal information</i> Tenant request for whole personal file but including all notes and information surrounding a maintenance contractor is included	n/a	16/11/2022
OI 22 481	Member of the public	<i>Spending Information</i> Request for how much money Kāinga Ora has spent with the Pride Pledge and Rainbow Tick organisations	n/a	15/11/2022
OI 22 482	Member of the public	<i>Development - 10 Peverill Crescent, Papatoetoe</i> Request for who will live at this development	n/a	17/11/2022
OI 22 483 (an OIA with Privacy component)	Member of the public (frequent correspondent)	<i>Various information requests</i> Personal information, information sharing, insurance and BIT information	n/a	18/11/2022
OI 22 484	Member of the public	<i>Legal proceedings</i> Request for a copy of all documents served to Kāinga Ora in relation to the High Court application filed by Winton Land Limited. In particular, the Statement of Claim	14/11/2022	18/11/2022
OI 22 485	Member of the public	<i>Complaints information</i> Request for all complaints requester has made against a customer	n/a	18/11/2022
OI 22 487	Member of the public	<i>Complaints information</i> Request for all complaints requester has made against a customer	n/a	18/11/2022

OI 22 488	Nikki MacDonald (Stuff)	<i>Media queries process</i> Request for all emails or comms between external comms and the CE's office or the MO on how media queries are dealt with between 1/9 and 19/10.	14/11/2022 (FYI)	21/11/2022
OI 22 489	Member of the public	<i>Hamilton information</i> Request for number of one-bedroom units currently available and number of current tenants on the BIT register	n/a	21/11/2022
OI 22 490	Member of the public	<i>KiwiBuild pipeline and delivery</i> Request for the number of completed KiwiBuild projects and the number of units by typology. The number of KiwiBuild projects and the number of units currently being marketed or under construction and the number of units that have used the underwrite process by typology and suburb	n/a	21/11/2022
OI 22 493	Jack Boltar (Office of Simon Watts MP)	<i>Statistics</i> Request for how many Kāinga Ora home on Auckland's North Shore have been vacant for a period of more than 3 months	16/11/2022	22/11/2022
OI 22 494	Member of the public	<i>Request for papers</i> Copy of the Kāinga Whenua Loan criteria	n/a	24/11/2022
OI 22 496	Mayron Sapeer (Stuff)	<i>Statistics</i> Request for Kāinga Ora and contractor response times to tenants maintenance requests by suburb since 2018.	18/11/2022	25/11/2022
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)	23/11/2022	29/11/2022
OI 22 498	Member of the public	<i>Staffing numbers</i> Request for staff, contractor, executive leadership team information	n/a	28/11/2022
OI 22 499	Member of the public	<i>Environmental monitoring.</i> Request for information about the use of piezometers and other types of environmental monitoring	n/a	30/11/2022

OI 22 500	Member of the public	<i>Healthy homes</i> Request for statistics on healthy homes nationally and in the Wellington area	24/11/2022	1/12/2022
OI 22 501	Member of the public	<i>Statistics</i> Request for statistics about properties and tenancy managers in West Auckland	n/a	2/12/2022
OI 22 502	Raquel Joseph (Westport News)	<i>Statistics</i> Request for housing statistics on occupied and vacants, waitlist and duration of tenancy, for Buller	n/a	2/12/2022
OI 22 503	Member of the public	<i>Housing numbers</i> Request for information about housing in Springfield, Rotorua	n/a	2/12/2022
OI 22 504	Member of the public	<i>Various information</i> Request for documents relating to the housing and labour shortage, and money spent on housing programme	n/a	5/12/2022
OI 22 505 (an OIA with Privacy component)	Member of the public	<i>Maintenance</i> Tenant requesting records pertaining to their home	n/a	16/11/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 492	Chris Bishop MP	<i>Request for papers</i> Copy of the "More homes for New Zealanders" document	15/11/2022	22/11/2022
OI 22 495	Anuska Bradley (MMP)	<i>Request for papers</i> All Aide-memoires, briefings and cabinet papers prepared for the Minister since 1 January 2022 that discuss KiwiBuild	17/11/2022	24/11/2022