



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 12 May 2023

17

proactive release

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1. Updates

Nelson development

Construction of a new three-storey development in Nelson, that will include 29 one-bedroom units, will begin in the next month.

Kāinga Ora is working with Nelson developer JV Properties Limited to build the three-storey development at s 9(2)(a) in Nelson South. JV Properties initially purchased the land to develop as housing. Kāinga Ora has subsequently partnered with this developer to build public housing on the site and has purchased the land.

It is expected construction of the new homes will be completed in August 2024.

We are planning to engage with neighbours over the coming weeks and are also planning drop-in sessions where residents will have the opportunity to find out more about this development.

Paul Commons
DCE Te Waipounamu – South

Te Mauri Paihere ki Mangakoo ukutuku Update

In 2021 a partnership to deliver 47 new homes at Te Mauri Paihere ki Mangakootukutuku (Collins Road, Hamilton South) was established between Waikato-Tainui, Kāinga Ora, Ara Poutama Aotearoa and Te Tari o te Kiingitanga. The partnership's aims were:

- Waikato-Tainui will continue to own the land. The land will remain under Potatau Te Wherowhero title, which means the land can never be alienated from Waikato-Tainui.
- Kāinga Ora will manage the build of the development and provide tenancy management of 31 units as public homes.
- Ara Poutama Aotearoa will lease 16 homes for wāhine who will have recently left a corrections facility, along with their whānau. These wāhine will receive access to navigational services and reintegration support to transition back into the community. Ara Poutama is working closely with Te Tari o Te Kiingi on the design of the support service. The service provider will be responsible for these tenancies and the support services.

Resource Consent was granted by Hamilton City Council in December 2021. Negotiation around land leases, placement policies and operating models has been ongoing. Progressing this development has been contingent on securing agreement between the parties around a customer placement model for the 31 public homes that both meets the aspirations of Waikato-Tainui and is enabled within the legal framework that Kāinga Ora has to work with. The partners in this project have explored many options to try and achieve this placement outcome.

On 28 April 2023, the Waikato-Tainui board approved the proposal to sign the land lease and progress Te Mauri Paihere ki Mangakootukutuku without the need for any new placement policy. The ability to place Waikato-Tainui tribal members and Māori generally into this and future developments continues to be a priority for Waikato-Tainui and this will likely be raised as part of the upcoming Kiingitanga accord meeting.

Kāinga Ora have completed all of the initial design, planning and resource consenting work, with delivery now scheduled to occur after the current public housing plan 2021-24. We are working through the final aspects of the business case approval process before confirming new timelines, however a target of beginning the Civils in Q4 2023 is being pursued.

Daniel Soughtton
DCE Te Puku Ikaroa – Central

Removal of bonding requirement for Porirua Development

Kāinga Ora and Porirua City Council agreed to a new approach to manage the creation and vesting of infrastructure and park assets as part of Kāinga Ora developments. Of particular note, the approach removed the reliance on bonds to cover any durability issues and instead take an outcomes, trust and relationship-based approach. This ensures that Kāinga Ora could continue to comply with legislative constraints on entering into bonds, while still ensuring that the outcomes sought by both the Council and Kāinga Ora would be delivered in a timely manner without the need for unnecessary council intervention.

Mark Fraser
GM Urban Development and Delivery

Relocation programme provides new home for Ohakune whānau

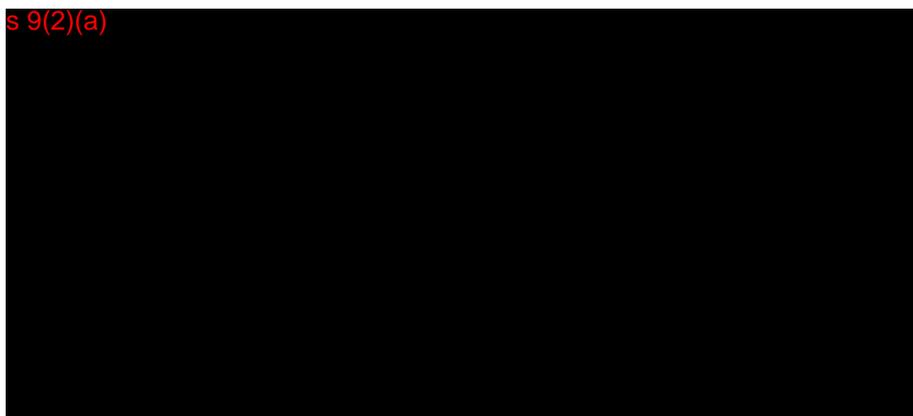
Late last year, Kāinga Ora was contacted by Ngā Waihua o Paerangi Trust. They informed us about a three-generation whānau, including an 84-year-old grandfather and almost one-year-old baby, who have been living in a shearing shed on whānau land near Ohakune.

Ngā Waihua o Paerangi Trust shared their concerns about the living conditions of the whānau in the shed, with the floor slats still from the original shearing shed and inadequate electricity supplies and plumbing.

We identified a suitable home on a re-development site in Tauranga and relocated it to Ohakune in early May. The Trust, with support from Te Puni Kōkiri, will be refurbishing the house and installing and connecting the home to essential services, before the whānau moves in.

This is an example of how Kāinga Ora provided, in partnership with Ngā Waihua o Paerangi Trust and Te Puni Kōkiri, this whānau with a warm, dry and healthy home before the start of winter. At the same time, we extended the life of a public house that would otherwise be deconstructed.

s 9(2)(a)



Daniel Soughtton
DCE Te Puku Ikaroa - Central

Ōrākei Neighbourhood Plan communications and engagement

Kāinga Ora is preparing a communications and engagement plan after the Urban Development and Planning Board sub-committee approved the Ōrākei Neighbourhood Plan. The Ōrākei Neighbourhood Plan outlines our Central and East Auckland region's investment intentions for Ōrākei over the next ten years. The Neighbourhood Plan sets out an overarching framework within which Kāinga Ora can identify opportunities in the area, including public housing redevelopment and the enablement of projects to improve the public area. The Plan was developed following more than two years of engagement with key partners, community leaders and stakeholders including Ngāti Whātua o Ōrākei, the Ōrākei Local Board, the Ōrākei Community Association, St Joseph's Primary School, Ōrākei Primary School, the Ministry of Education and local Auckland Council representative, Councillor Desley Simpson (now Deputy Mayor). In parallel with this engagement Kāinga Ora has continued to invest in the Ōrākei portfolio and has delivered two developments, one each on Grace Street and Sudeley Street during this time. The approval of the Ōrākei Neighbourhood Plan engagement means information will now be shared with the wider Ōrākei community. Communications with our existing customers in the study area will be prioritised prior to any broader information sharing about the Neighbourhood Plan.

Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

Mark Fraser
GM Urban Development and Delivery

Work to commence on Hobsonville Marine Recreation Centre

On 9 May 2023, the Hobsonville Point Development team hosted a site blessing and ground breaking ceremony for the Marine Recreation Centre and jetty construction, led by Te Kawerau a Maki. The construction about to commence is the first stage of works, with the entire civil construction project likely to be completed by November 2023. The recreation centre development, the culmination of many years of planning, will cater to rowing, sailing and Waka Ama activities and the jetty will provide for public water access at Catalina Bay.

Mark Fraser
GM Urban Development and Delivery

Government Health and Safety Lead

Kāinga Ora supports the purpose and strategy of the Government Health and Safety Lead (GHSL), who provide support to chief executives, senior leaders and the health and safety teams of Government organisations, enabling their leadership in health and safety. The GHSL hold annual health and safety awards for health and safety representatives who are doing outstanding work to support safer and healthier outcomes for all New Zealanders. This year we are pleased to announce that Nathan Mills has been selected as one of the six finalists in the 2023 GHSL Health and Safety Representative of the year.

Nathan Mills is a Senior Housing Support Manager based in Whangārei. In 2022 he won an internal Kāinga Ora award for best safety and security contribution.

He was nominated for the 'GHSL Rep of the Year' award is for his recent work in a high needs tenancy complex where he took steps to improve the safety and wellbeing, not only of residents but also employees and contractors. His work included engaging with the Health and Safety team and wider Kāinga Ora organisation, along with external stakeholders such as local NGO's, Police, Corrections, local council, social workers and much more. One of the key aspects of his engagement was helping to get a community garden up and running in the area. The garden assisted in strengthening relationships between Kāinga Ora people and our customers by building on common interests and trust.

We are proud of Nathan's contribution and wish him well at the awards.

Rowan Macrae
GM People, Governance and Capability

Oranga Open Day, Auckland

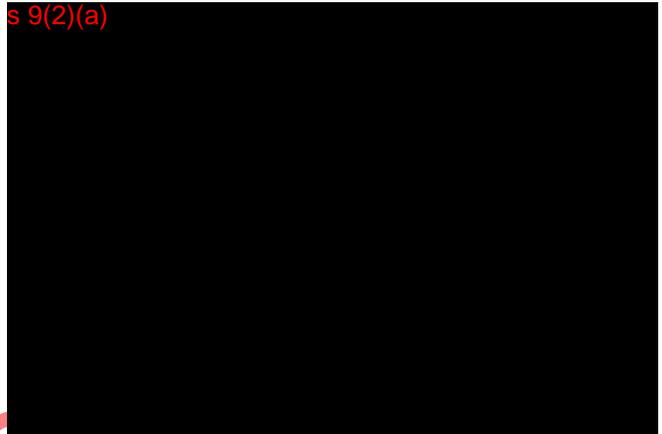
On 29 April 2024, the Oranga community was invited to a viewing of 21 newly completed public homes on Gambia Place.

This was a great opportunity for members of the community, Kāinga Ora, development partner Fletchers, local MP Hon Priyanca Radhakrishnan, Maungakiekie-Tamaki Local Board, and others to come together and walk through the new homes and experience the upgraded streetscape. Attendees learned about the future plans for the area and received information on Kāinga Ora home ownership products.

Gambia Place is located in the Oranga Development, it is a Kāinga Ora Large Scale Project, and will deliver 1,200 new public, market and affordable homes over a ten year period with completion estimated in late 2028.



s 9(2)(a)



Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

Mark Fraser
GM Urban Development and Delivery

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2. Summary of papers sent

Paper	Purpose
BN 23 004 Business Case – Marlowe Road and Bolton Street, Blockhouse Bay, Auckland	The purpose of this briefing is to consult you on the redevelopment at Marlowe Road and Bolton Street, Blockhouse Bay, Auckland, which will provide 68 new public homes, replacing 51 existing homes.

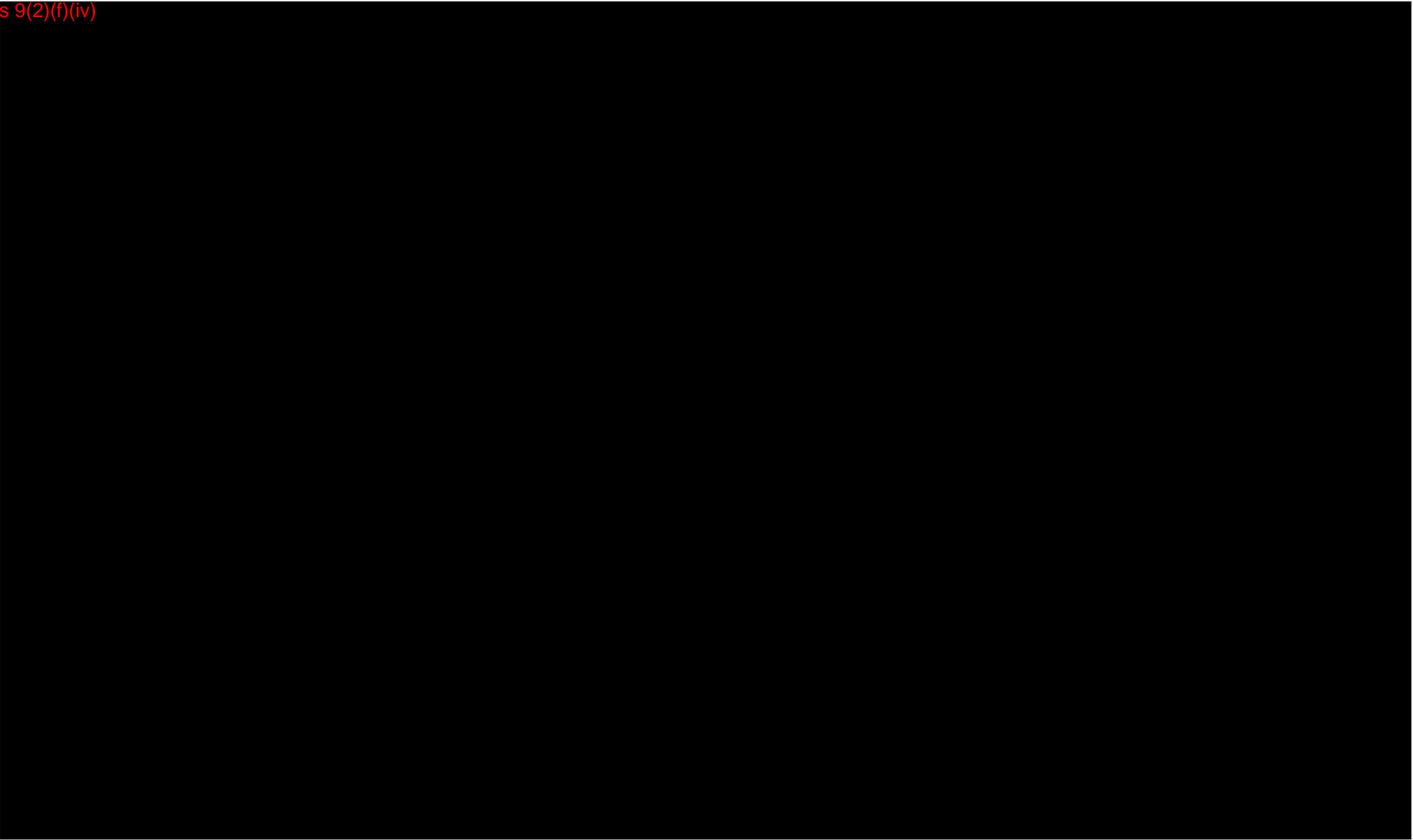
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3. Upcoming events and opportunities

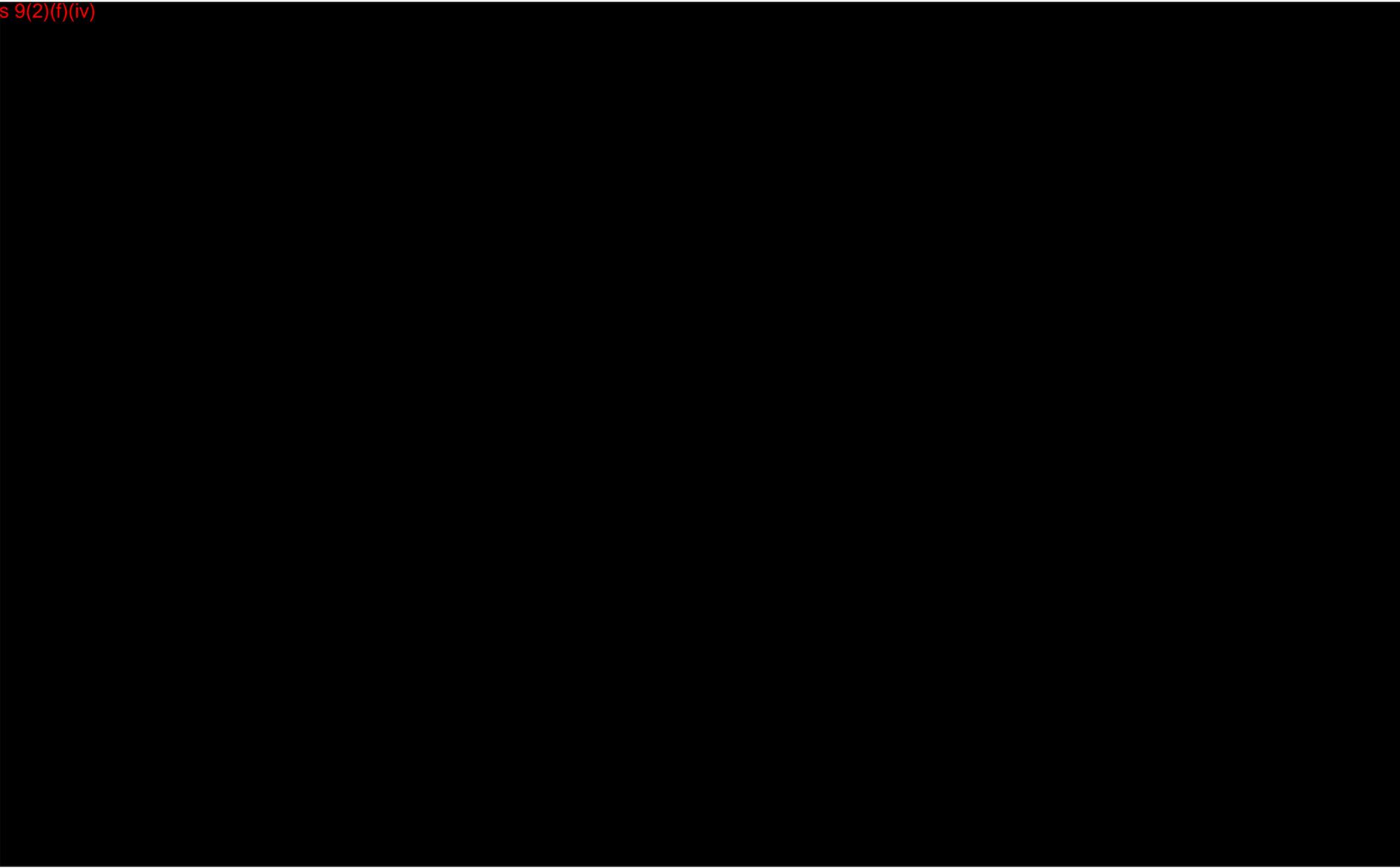
s 9(2)(f)(iv)



s 9(2)(f)(iv)



s 9(2)(f)(iv)



4. Upcoming advice to be delivered in the next month

s 9(2)(f)(iv) [Redacted]	[Redacted]	[Redacted]	[Redacted]
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s 9(2)(f)(iv)	[REDACTED]	[REDACTED]	[REDACTED]
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[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 22 530	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 23 017	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 extended
OI 23 051	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	11/03/2023 extended Requester has been advised information will be sent in coming weeks
OI 23 098	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	09/05/2023
OI 23 105	Member of the public	<i>Documents</i> Request for copy of surveys and evaluation of communal facilities at the Dixon Street and Centennial Flat apartment complexes	n/a	27/05/2023
OI 23 110	Member of the public	<i>Documents</i> Request for fire performance in MDH style construction	n/a	15/05/2023 extended
OI 23 113	Member of the public	<i>Tenancy information</i> Request for disruptive behaviour figures relating to a Mount Eden property	n/a	12/05/2023 extended
OI 23 116	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	22/5/2023 extended
OI 23 121	Member of Act Party Caucus Support Centre	<i>Information</i> Request for the corrective action reports by Switched on Housing	n/a	01/06/2023 extended
OI 23 128	Member of the public (mix of OIA and privacy)	<i>Documents</i> Request for property documents	n/a	17/05/2023
OI 23 129	Member of the public	<i>Documents</i> Request for documents relating to Millwater development	n/a	10/05/2023 extended (refined)

OI 23 132	Member of the public	<i>Documents</i> Request for the Healthy Homes and maintenance reports for a Wellington property	n/a	12/05/2023 extended
OI 23 135	Member of the public	<i>Developments</i> Request for Kauika Road and Puriri Park development information	n/a	15/05/2023
OI 23 136	Member of the public	<i>Information</i> Engagement with Ngāti Kahu o Torongare	n/a	15/05/2023
OI 23 137	Gray Gibson (Newshub)	<i>Information</i> Request for the build numbers and construction costs through the Project Velocity programme	n/a	05/05/2023 Being extended tbc
OI 23 138	Member of the public	<i>Statistics</i> Request for the occupancy numbers for a Birkenhead complex	n/a	09/05/2023
OI 23 139	Member of the public	<i>Developments</i> Request for Greenlane development information	n/a	09/05/2023
OI 23 141	Member of the public	<i>Minutes</i> Request for minutes from IDC meeting on 13/12/22	n/a	17/06/2023 extended
OI 23 144	Member of the public	<i>Complaints</i> Request for information about complaints relating to a Kāinga Ora tenancy	n/a	11/05/2023
OI 23 146	Member of the public	<i>Maintenance</i> Request for maintenance work carried out at a Kāinga Ora tenancy	n/a	12/05/2023
OI 23 147	Member of the public	Blockhouse Bay Request for correspondence relating to Bolton Street and Marlow Road, Blockhouse Bay	n/a	12/05/2023
OI 23 148	Member of the public	Redevelopment Request for reports relating to a Kāinga Ora redevelopment in Napier	n/a	12/05/2023
OI 23 150	Member of the public	Carpet Request for information relating to carpet in a tenancy	n/a	12/05/2023
OI 23 152	Member of the public	Redevelopment Request for the cost for land purchased by Kāinga Ora in Taradale, Napier	n/a	15/05/2023

OI 23 153	Member of the Public	<i>OIA</i> Information relating to Kāinga Ora handling of OIA requests	8/5/2023	15/05/2023
OI 23 154	BCI	<i>Project updates</i> Updates on Kāinga Ora redevelopment projects	n/a	11/05/2023
OI 23 155	Member of the public	<i>Housing in Onehunga</i> Request for information about plans for new Kāinga Ora housing in Onehunga	n/a	15/05/2023
OI 23 156	Member of the public	<i>Bonair</i> Request for further information about the redevelopment at Bonair	n/a	15/05/2023
OI 23 157	Member of the public	<i>Correspondence</i> Correspondence related to Bonair redevelopment	n/a	15/05/2023
OI 23 158	Member of the public	<i>Operations</i> Request for resources Kāinga Ora uses in its operations	n/a	16/05/2023
OI 23 159	Member of the public	<i>Property reports</i> Request for information about a Kāinga Ora property in Whāngārei	n/a	15/05/2023
OI 23 160	Member of the public	<i>Staff information</i> Information about the changing role of Tenancy Managers	n/a	17/05/2023
OI 23 161	Member of the public	<i>Operations</i> Information about the standards for security lighting	n/a	19/05/2023
OI 23 162	BCI	<i>Developments</i> Information about various developments	n/a	19/05/2023
OI 23 163	Member of the public	<i>Property Information</i> Information about Jacaranda Close, Brookfield, Tauranga	n/a	23/05/2023
OI 23 164	University of Waikato	<i>Operations</i> Information about submissions on housing intensification plan changes	n/a	18/05/2023
OI 23 165	Member of the public	<i>Property Information</i> Information about the lease programme of Whāngārei property	n/a	22/05/2023
OI 23 166	Member of the public	<i>Documents</i> Request for copies of Maintenance and Programmed Work Specification and Amenity Condition Manual	n/a	23/05/2023

OI 23 167	Member of the public	<i>Property Information</i> Information about impact of flooding at Kāinga Ora properties in Beach Haven	n/a	22/05/2023
OI 23 168	Member of the public	<i>Complaints</i> Information request about Rotorua neighbourhood	n/a	22/05/2023
OI 23 169	Member of the public	<i>Documents</i> Request for Great Grandparents tenancy agreements	n/a	23/05/2023
OI 23 170	Member of the public (mix of OIA and privacy)	<i>Various</i> Information about ICT systems and tenancy queries	n/a	22/05/2023
OI 23 171	Member of the public	<i>Public Housing</i> Information about public housing in Auckland	n/a	22/05/2023
OI 23 172	Member of the public	<i>Documents</i> Information about kitchen cabinetry specifications	n/a	25/05/2023
OI 23 173	Member of the public	<i>Various</i> Request for photos of Bayswater property and inspection and maintenance information	n/a	29/05/2023
OI 23 174	Member of the public	<i>Various</i> Request for a copy of the pet policy and statistics around pet ownership	n/a	26/05/2023
OI 23 175	Member of the public	<i>Developments</i> Information about the Guys Road development	n/a	26/05/2023
OI 23 176	Member of the public	<i>Developments</i> Information about any new developments in West Auckland	n/a	26/05/2023
OI 23 177	Member of the public	<i>Engagement</i> Information about community engagement on Hibiscus Coast and Bays consultation	n/a	26/05/2023
OI 23 178	Member of the public	<i>Property Information</i> Request for a list of all property owned in Auckland, Wellington and Christchurch	n/a	29/05/2023
OI 23 179	Member of the public	<i>Maintenance</i> Information about fencing	n/a	29/05/2023

OI 23 180	Kiri Gillespie (NZME)	<i>Property Information</i> Information about the purchase of land for housing in each of the Tauranga, Western Bay of Plenty, and Rotorua districts in the past three years	n/a	30/05/2023
OI 23 181	Member of the public	<i>Staff Issues</i> Information about staff communications	n/a	22/05/2023
OI 23 182	Member of the public	<i>Statistics</i> Information on numbers of complaints received per development	n/a	31/05/2023
OI 23 183	Member of the public	<i>Maintenance</i> Information about inspections for a Brooklyn property	n/a	02/06/2023
OI 23 184	Member of the public	<i>Maintenance</i> Information about inspections for a Bayswater property	n/a	02/06/2023
OI 23 185	Member of the public	<i>Document</i> Request for copy of pet policy	n/a	24/05/2023
OI 23 186	Member of the public	<i>Information</i> Request for the information source for a letter	n/a	02/06/2023
OI 23 187	Jan Logie MP	<i>Maintenance</i> Request for information on universal and accessible housing from April 2022 to April 2023 between Kāinga Ora and Minister Woods	n/a	30/05/2023
OI 23 188	Member of the public	<i>Development</i> Information about a St Albans property	n/a	01/06/2023
OI 23 189	Member of the public	<i>Maintenance</i> Request for maintenance and healthy homes report for Hamilton property	n/a	02/06/2023
OI 23 190	Member of the public	<i>Developments</i> Information about iwi investments in housing	n/a	06/06/2023
OI 23 191	Member of the public	<i>Maintenance</i> Maintenance and development information about a Hamilton property	n/a	01/06/2023
OI 23 192	Member of the public	<i>Development</i> Information about a Waterview property	n/a	06/06/2023

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor

7. Impacts of weather events

Auckland/Northland region

- There are now **677** properties across the Auckland region affected.
- **665** inspections have been completed, six are in progress and six not applicable due to pending redevelopment plans
- Linked to the **677** impacted properties, **302** customers will be required to either move or receive an offer to move.
 - To date, **162** customers have started new tenancies

Central region

- 359 homes in the region have been assessed as having damage from the cyclone with the majority – 341 – considered minor damage
- We are aware of:
 - Wairoa
 - two white placards
 - one yellow placard
 - Hawke's Bay
 - seven white placards
- We have made 4,053 outbound welfare calls, and referred 312 customer to other agencies for support.
- There were 28 customers that were evacuated, but none required permanent rehousing.