



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

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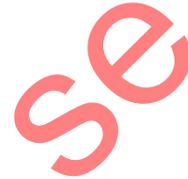
For period ending 14 April 2023

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## 1. Updates



### Bader Ventura Passive House Development Update

Progress is on track to complete Bader Ventura, the first Kāinga Ora Passive House development, by mid-May with an official opening being planned for 20 June 2023.

Later this month, the third and final round of blower door testing will be completed at the development; one of the final milestones in achieving Passive House certification. Blower door testing involves sealing the doors and ventilation points in each home, and then using industrial fans to test and verify the airtightness capability.

Once built, these homes will regulate their own temperature through smart design, the use of high performing construction materials, and an extremely quiet continuous mechanical ventilation system with heat recovery. This means there will be little (if any) need for our customers to use heaters or open their high performance windows. The homes will also be built to 8 Homestar v4.1 standard. With fuel poverty in winter a very real issue among our customers, these low energy homes will have a profound impact on the wellbeing of the whānau living here for years to come.

Bader Ventura is a major step towards delivering on our promise of transitioning our public housing portfolio to be carbon neutral and climate safe. It also enables Kāinga Ora to achieve MBIE's draft Building for Climate Change 2035 'final' performance cap by 2023; 12 years ahead of expectation.



Patrick Dougherty  
GM Construction and Innovation

## Renewable Energy Programme update

Kāinga Ora recently released an RFP for the installation of 50 solar installations on existing new homes in Hamilton. These will be the first solar installations for Hamilton with a further 53 in the pipeline on new homes to be delivered late 2024/early 2025. This will be the third largest trial for the Kāinga Ora Renewable Energy Programme, behind the recent RFP for 100 installations in Counties Manukau and 200 installations currently underway in Wellington.

To date, Kāinga Ora has installed solar panels on 131 homes across six regional centres, with a further 88 expected before the end of June 2023.

Gareth Stiven  
GM Strategy, Finance and Policy

## Kāinga Ora Board visits Porirua

On 5 April 2023, four Kāinga Ora Board members visited Porirua. The morning began with an overview of the eastern Porirua Development Project followed by a guided site tour demonstrating progress and future plans. The group then visited Le Fale Jobs and Skills hub to learn more about the community engagement and social outcome projects underway in partnership with the community.

Danny Mareko, Te Pae member discussed how Te Pae has rewritten their terms of reference to bring more potency to their role and expressed the confidence Te Pae has in the project following months of engagement workshops and co-design sessions. Fala Tavita then talked about his role at Whānau Manaaki to deliver Le Fale Jobs and Skills Hub which enables pathways to jobs, skills, financial capability and home ownership in eastern Porirua. Makerita Makapelu from Wesley Community Action discussed Te Hiko Centre of Community Innovation and the Ngahere Korowai project and how these initiatives were building community wealth and capacity.

In the afternoon the group visited Te Āhuru Mōwai, Community Housing provider for Ngāti Toa Rangatira where Kaiwhakahaere Matua Helmut Modlik and James Te Puni presented a holistic approach to developing homes and infrastructure by Māori for Māori that will enhance whānau wellbeing and mana.



Mark Rawson  
Acting DCE Te Puku Ikaroa - Central

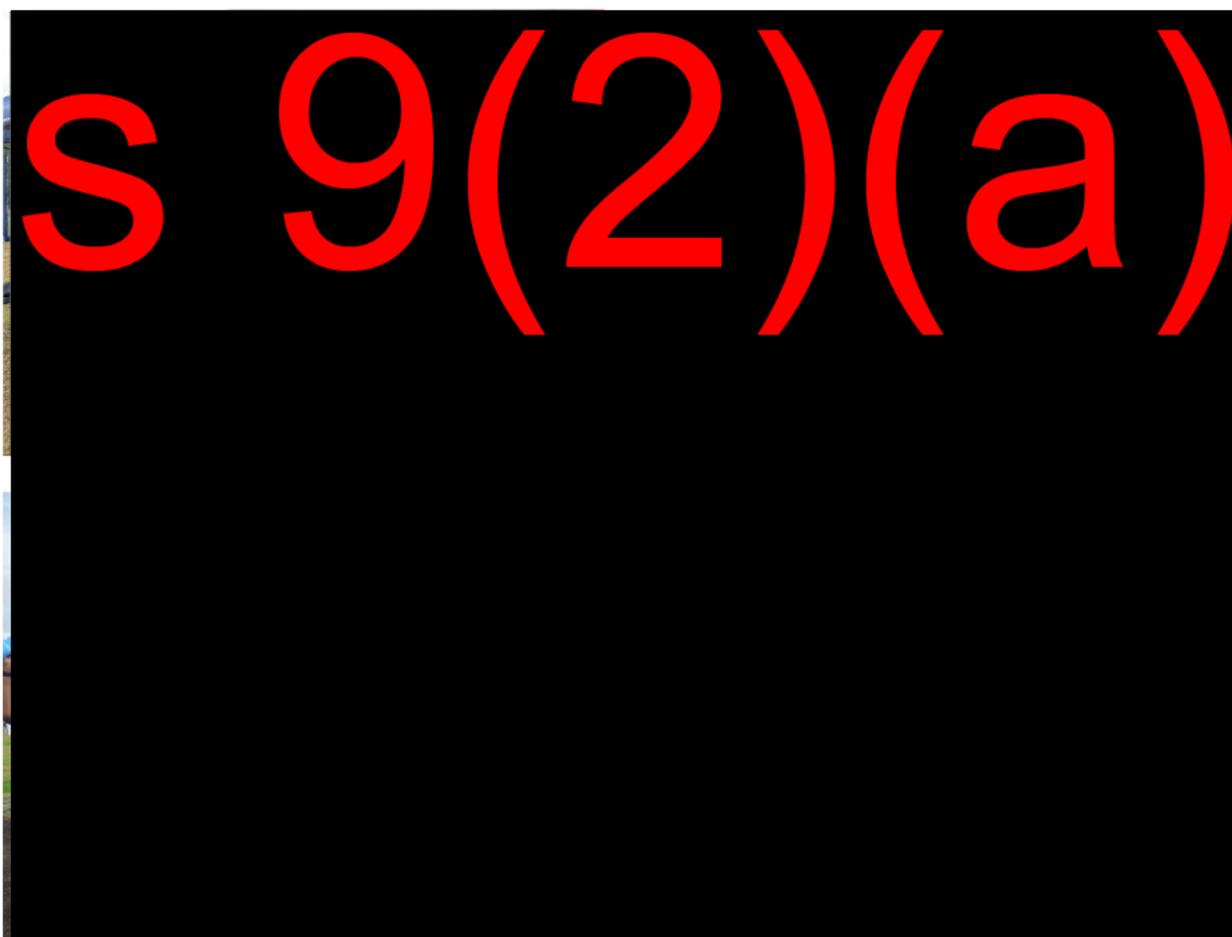
## Te Ara Awataha Celebration Day – Celebration of Northcote’s new greenway

On 1 April 2023, Kāinga Ora and Eke Panuku hosted a Te Ara Awataha Celebration Day to mark the official opening of the newly completed areas of Te Ara Awataha, Northcote’s new greenway.

Te Ara Awataha is a 1.5km greenway that links the Northcote development together with its network of reserves parks and walkway. As part of its development the stream was daylighted and now follows close to its original path. It also functions as a stormwater detention facility and has already demonstrated its value with the recent Auckland floods.

The event brought together community partners, Eke Panuku, the Kaipātiki Local Board, Kaipātiki Project and many other local business and community organisations. The multi-award-winning greenway offers outdoor spaces for play, walking and cycling and picnics. The celebration day showcased diverse performances, entertainment for kids, environmental workshops and Northcote Intermediate School garden working bee.

Tania Jones, Regional Director North and West, acknowledged the extensive work various groups have put towards improvement of Northcote and connection of people to the whenua “We cannot do this alone. Thriving communities take collective support and effort. We are delighted to be able to celebrate what Mana Whenua, our partners in the community and Kāinga Ora have created.”



Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland  
Mark Fraser  
GM Urban Development and Delivery

s 9(2)(a)

Contractors began site testing at the fire-damaged former Nelson Masonic Hall building at s 9(2)(a) in Nelson last week (w/c 3 April). The damaged building will be removed later in the month.

Kāinga Ora purchased the 3000m2 site in central Nelson in October 2022 and plans to build a community of public homes on the site.

We are still in the early stages of planning how many homes will go on the site. We are expecting to lodge resource consent around the middle of this year.

Fencing will go up and machinery will move on to the Nile Street site this week, then deconstruction of some of the non-structural parts of the building will begin.

Removal of the building, except its foundations, is expected to begin in mid-April and be completed in mid-May. As the site is historically significant, an archaeological authority is needed before the foundations can be removed, so this will occur at a later date.

Neighbours and other interested stakeholders have been informed about the upcoming removal of the building. We will continue to keep them updated as we know more.

  
Paul Commons  
DCE Te Waipounamu – South Island

### One-stop-shop for General Election 2023

There is an Election Hub on the Kāinga Ora intranet, which provides a one-stop-shop for advice and assistance on General Election 2023. The Hub informs our people on how to conduct their mahi, what to be mindful of, and how to protect themselves in the run up to the election – reinforcing Public Service Commission guidance. There will also be a series of internal communications throughout the year to expand on certain topics, such as engaging with MPs and political candidates, political neutrality, and the pre-election period.



Rowan Macrae  
GM People Governance and Capability

### North-West Co-location with MSD

The North-West place-based team of Kāinga Ora, have in the last month moved to a range of service co-locations with the Ministry of Social Development. These regions include Waitakere, New Lynn and Takapuna offices of MSD.

Both organisations view co-location as a valued opportunity to strengthen understanding of products, policies and processes to better inform supports available for our shared customers to live well in their homes.

Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland

## 2. Summary of papers sent

Paper	Purpose
<p><b>Ad hoc</b></p> <p>Education opportunities arising from Porirua Large Scale Project</p> <p>AH 23 018</p>	<p>This paper provides you with an update on work with the Ministry of Education and others as it relates to schooling needs and opportunities arising from the Porirua Large Scale Project.</p>

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#### 4. Upcoming advice to be delivered in the next month

s9(2)(f)(iv) [Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
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s9(2)(f)(iv) [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]

## 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	10/03/2023 extended Requester has been advised information will be sent in coming weeks
OI 23 054	Member of the public	<i>Tenancy information</i> Request for statistical information for the Tautara Street development	n/a	28/4/2023 extended
OI 23 063	Ben Strang (RNZ)	<i>Documents</i> Request for information regarding housing developments at flood or other environmental risk	14/04/2023	21/04/2023 extended
OI 23 083	Member of the public	<i>Developments</i> Request for information regarding developments in Meadowbank	n/a	28/04/2023 extended
OI 23 088	Katie Doole (Stuff)	<i>Statistics</i> Request statistics of state housing, healthy homes and Cyclone Gabrielle impacted homes in Gisborne	11/04/2023 Sent to the MO	18/04/2023 extended
OI 23 089	Member of the public	<i>Information</i> Request for copies of work order and file notes for Papakura home	n/a	17/04/2023
OI 23 096	Member of the public	<i>Documents</i> Request for information on the complaints, actions and outcomes at 108 Discovery Drive, Flagstaff Hamilton	n/a	10/05/2023
OI 23 098	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	09/05/2023

OI 23 100	NZ Taxpayers' Union	<i>Demolition</i> Request for information for a list of demolished buildings and associated costs	04/04/2023	13/04/2023
OI 23 101	Member of the public	<i>Statistics</i> Request for Palmerston North demolished vs built housing stats	n/a	19/04/2023
OI 23 102	Olivia Shivas (Stuff)	<i>Statistics</i> Request for accessible housing statistics by region	n/a	18/04/2023
OI 23 103	Bonair Action Group	<i>Documents</i> Request for further correspondence relating to purchase of 153 Bonair Crescent, Silverdale	13/04/2023	20/04/2023
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	21/04/2023
OI 23 106	Member of the public	<i>Statistics</i> Request for number of evictions in Manukau, Papakura and Manurewa in past five years	n/a	21/04/2023
OI 23 107	Member of the public	<i>Staff information</i> Request for KiwiBuild staff organisational chart	n/a	26/04/2023
OI 23 108	Member of the public	<i>Statistics</i> <i>Request for how many KiwiBuild homes have been completed or are in development in the Northcote electorate</i>	n/a	24/04/2023
OI 23 109	Sophie Trigger (NZME)	<i>Figures</i> Request for amount charged for OIAs	13/04/2023	20/04/2023
OI 23 110	Member of the public	<i>Documents</i> Request for fire performance in MDH style construction	n/a	24/04/2023
OI 23 111	Member of the public	<i>Developments</i> Request for plans for current and future housing development plans in Kerikeri	n/a	26/04/2023
OI 23 112	Member of the public	<i>Figures</i> Request for previous six-month catering spend by development managers in Auckland	n/a	27/04/2023

OI 23 113	Member of the public	<i>Tenancy information</i> Request for disruptive behaviour figures relating to a Mount Eden property	n/a	20/04/2023
OI 23 114	Member of the public (frequent correspondent) mix of OIA and privacy	<i>Tenancy information</i> Request for maintenance information	n/a	24/03/2023
OI 23 115	Chris Bishop	<i>Documents</i> Request for copy of quarterly reports	n/a	26/04/2023
OI 23 116	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	24/04/2023
OI 23 117	Member of the public	<i>Statistics</i> Request for information related to the Kainga Whenua Loan Scheme	n/a	28/04/2023
OI 23 118	Member of the public	<i>Development</i> Request for development information at a Hamilton property	n/a	27/04/2023
OI 23 119	Member of the public	<i>Information</i> Request for the list of companies selected for the Supplier Panel for Architecture	n/a	28/04/2023
OI 23 120	Member of the public	<i>Document</i> Request for a copy of the organisational chart	n/a	28/04/2023
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	04/05/2023
OI 23 122	Member of the public	<i>Statistics</i> Request for the total number of property transactions settled utilising the First Home Partner scheme	n/a	04/05/2023
OI 23 124	Bonair ActionGroup	<i>Information</i> Request for Auckland waitlist data	n/a	03/05/2023
OI 23 125	Member of the public	<i>Development</i> Request for information on a Hawkes Bay development	n/a	03/05/2023
OI 23 126	Member of the public	<i>Development</i> Request for information on a Tāmaki development	n/a	20/04/2023

OI 23 127	Member of the public (Mix of OIA and privacy)	<i>Documents</i> Request for building and property documents	n/a	02/05/2023
OI 23 128	Member of the public (mix of OIA and privacy)	<i>Documents</i> Request for property documents	n/a	03/05/2023
OI 23 129	Member of the public	<i>Documents</i> Request for documents relating to Millwater development	n/a	05/05/2023
OI 23 130	Member of the public	<i>Development</i> Request for information on a Whangārei development	n/a	05/05/2023
OI 23 131	Member of the public	<i>Development</i> Request for information on an Onehunga development	n/a	02/05/2023
OI 23 132	Member of the public	<i>Documents</i> Request for the Healthy Homes and maintenance reports for a Wellington property	n/a	04/05/2023
OI 23 133	Member of the public	<i>Documents</i> Request for property documents	n/a	05/05/2023
OI 23 134	Member of the public	<i>Information</i> Request for CCTV footage	n/a	05/05/2023
OI 23 135	Member of the public	<i>Developments</i> Request for Kauika Road and Puriri Park development information	n/a	03/05/2023
OI 23 136	Member of the public	<i>Information</i> Engagement with Ngāti Kahu o Torongare	n/a	01/05/2023
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
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 23 140	Member of the public	<i>Documents</i> Request for maintenance records on Te Aro property	n/a	08/05/2023

## 6. Ministerial OIA requests

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

See

## 7. Impacts of weather events

Please see below report for the *Properties and Affected Households Workstream* as at 06 April 2023, 10:00 pm.



Number of properties identified as impacted by flooding:

648 properties affected

PROPERTIES AFFECTED BY PROPERTY OWNER TYPE						
Count of Address	Property Owner	HNZ	HLP	CGH	Grand Total	
Region	Office/Area					
☐ North-West	Henderson	64	3	6		73
	New Lynn	20	1	1		22
	Takapuna	28		10		38
<b>North-West Total</b>		<b>112</b>	<b>4</b>	<b>17</b>		<b>133</b>
☐ Central-East	Ellerslie	43	1			44
	Morningside	69	1	4		74
	Mt Roskill	181	1			182
<b>Central-East Total</b>		<b>293</b>	<b>3</b>	<b>4</b>		<b>300</b>
☐ Counties Manukau	Mangere	178	18	2		198
	Otara	5				5
	Takaanini	4				4
	Manukau	8				8
<b>Counties Manukau Total</b>		<b>195</b>	<b>18</b>	<b>2</b>		<b>215</b>
<b>Grand Total</b>		<b>600</b>	<b>25</b>	<b>23</b>		<b>648</b>

**Number of properties with initial assessment completed:**

600 completed (93%); 4 in progress, and 6 not applicable.  
 PCA is not applicable to 6 properties due to the decision to demolish for all properties in that street regardless of condition as they fall within an approved redevelopment stage.

**Evacuations:**

We are in the process of getting an updated view of our affected customers' evacuation status. We have been able to contact 518 customers – 107 confirmed to be living elsewhere and 372 customers remain in the property. 39 are still yet to confirm.

**EVACUATED STATUS**

Count of Address						
Region	Office/Area	Y	N	(blank)	Grand Total	
North-West	Henderson		13	34	4	51
	New Lynn		2	15	1	18
	Takapuna		4	28		32
<b>North-West Total</b>			<b>19</b>	<b>77</b>	<b>5</b>	<b>101</b>
Central-East	Ellerslie		15	28		43
	Morningside		8	44	2	54
	Mt Roskill		25	92	30	147
<b>Central-East Total</b>			<b>48</b>	<b>164</b>	<b>32</b>	<b>244</b>
Counties Manukau	Mangere		38	118	1	157
	Otara			5		5
	Takaanini		2	2		4
	Manukau			6	1	7
<b>Counties Manukau Total</b>			<b>40</b>	<b>131</b>	<b>2</b>	<b>173</b>
<b>Grand Total</b>			<b>107</b>	<b>372</b>	<b>39</b>	<b>518</b>

*Note: The total number of evacuations does not include 131 customers who have been permanently rehoused.*

**Permanent Moves:**

We have confirmed that 284 customers will either be required to move or receive an offer to move – 131 of which have started new tenancies to date.

Perm Housing Offer Decision `Y	
PERM HOUSING DECISION MADE	
Region	Count of Address
North-West	51
Central-East	122
Counties Manukau	112
<b>Grand Total</b>	<b>285</b>

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Of the 284, 5 are red stickered (A1) and 59 are Y2 yellow stickered (A3).

Category Summary			
Count of Address	Category	A1	A3
Region			Grand Total
North-West			19
Central-East			12
Counties Manukau	5	28	33
<b>Grand Total</b>	<b>5</b>	<b>59</b>	<b>64</b>

Y2 Yellow is defined by Council as “you can enter the property to retrieve goods, however you are unable to stay in the property”.

#### Rehousing offers status:

##### Summary

Of the 284 customers where the decision has been made to offer permanent rehousing due to either the property being uninhabitable or due to their vulnerability:

- 131 customers have been housed to date
- 46 customers have a confirmed application and either considering an offer or are ready to receive offers
- 5 customers have their application started but not yet confirmed by MSD

- 86 customers have declined the offer of rehousing and wish to remain in their homes
- 17 customers are in the process of being contacted

### Rehousing Status

Count of Address	Region				
BIT update		NW	CE	CM	Grand Total
HOUSED		32	56	43	131
LIVE		3	14	29	46
In progress			4	1	5
Declined offer to move		12	37	37	86
In the process of being contacted		4	11	2	17
<b>Grand Total</b>		<b>51</b>	<b>122</b>	<b>112</b>	<b>285</b>