



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactive release

For period ending 14 October 2022

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Our office at 4 Waddon Place has been renovated into a bright, new collaborative space. The office was blessed on the 10 October 2022 before our team officially moved back in. We will continue to regularly base ourselves from the community rooms at our complexes to build on the customer and community connections we have fostered.



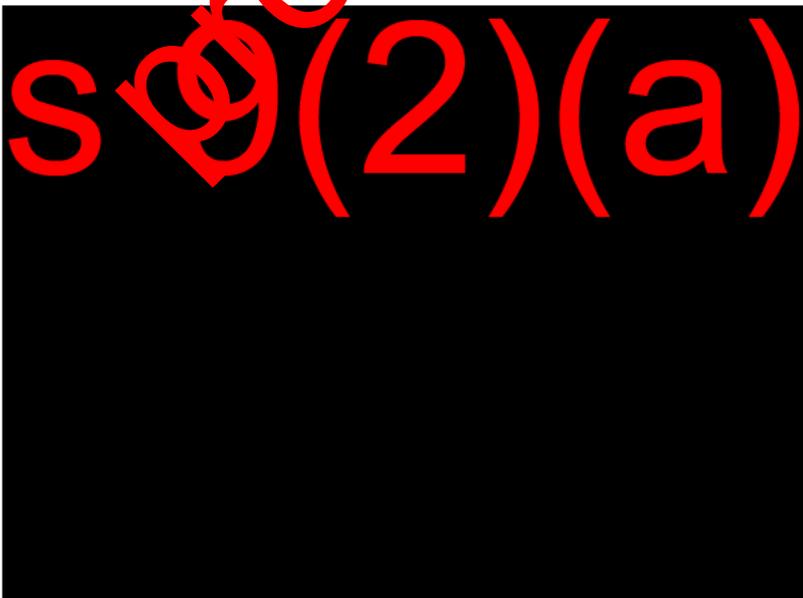
Caroline Butterworth
DCE Auckland / Northland

Collaboration with the University of Auckland

In late September 2022, the Central and East Region Auckland Engagement and Partnerships team hosted around 60 students from the University of Auckland's School of Population Health, who are taking a second year paper in Community and Cultural Development. This is the second year that the team have been involved in this collaboration, although this year the event fortunately was able to be held in person rather than online. Our Community Development Manager, Dr Tess Liew is one of the lecturers of this paper.

The team's brief was to talk about our community development and community engagement practice from a cultural lens of working with *mana whenua*, Māori, and diverse populations. The team shared three case studies to give the students an illustration of the work Kāinga has undertaken. This included work with *mana whenua* on Māi Kāinga Anamata and on the Wesley draft masterplan development, and the repatriation of shell middens found in the Roskill Development to May Road School.

Thoughtful and engaging questions were put to the Kāinga Ora team, and we were grateful for the experience to critically reflect on our mahi.



Caroline Butterworth
DCE Auckland / Northland

Responding to special needs and providing a lifesaving placement

For a social housing register applicant living with his sister on Kawau Island in the Hauraki Gulf, travelling to Auckland three times a week to receive lifesaving dialysis treatment was neither a practical or affordable long-term option. The Auckland District Health Board had explored transporting dialysis equipment to him, but for his condition and living arrangement on the island this was unfeasible. The applicant, who had a priority rating of A20 required a home in close proximity to Auckland hospital, with minimal stairs and a living environment which would also be appropriate for his elderly therapy dog. Our Central and East Region Placement team worked closely with this applicant's health and support services to identify a suitable property. In early October 2022 the applicant was matched to a central Auckland property and is now a customer of our Morningside office.

Caroline Butterworth
DCE Auckland / Northland

Dunedin inner city social housing hui

Agencies with an interest in Dunedin inner-city social housing came together recently in a hui convened by the Kāinga Ora Dunedin team.

More than 40 attendees from government agencies (Te Puni Kōkiri, Ministry of Social Development, Department of Corrections, New Zealand Police, Orana Tamariki) and social sector organisations such as Prisoners Aid and Rehabilitation Society, Emerge Aotearoa, FOC - New Zealand Disability Support Network, Salvation Army, Presbyterian Support Otago, as well as mana whenua.

The hui provided a forum for working together on the challenges and opportunities presented by high density housing in Dunedin and apartment complexes in particular. Feedback was provided on potential acquisitions of additional inner-city sites which may be used to help shape housing options to ensure positive outcomes for our community.

The hui was very well received, and at the request of the attendees, Kāinga Ora will reconvene the forum in February and continue the collaborative approach to supporting our customers in their homes.

Paul Commons
DCE Te Waipounamu



Purchase of 28 Adelaide Road, Wellington through Land Programme

As previously communicated in our update on the Kāinga Ora Land Programme (AH 22 101), Kāinga Ora has purchased vacant land, currently being used as a carpark, from a private developer at 28 Adelaide Road in Mount Cook, Wellington. The 2,016m² site was purchased as part of the Kāinga Ora Land Programme and settlement is on 13 October 2022.

Strategically, the site aligns with the Land Programme: it is identified as priority development area within the city, it is adjacent to a proposed Let's Get Wellington Moving Mass Rapid Transit (MRT) station and is also fits into other Wellington City programme areas including the Green Network Plan, Wellington Wastewater Renewals and Upgrades Programme. Additionally, it is well positioned for those who will live there as it is close to health care, education, public transport and other amenities.

There is also an opportunity to strengthen existing partnerships with Wellington City Council, Greater Wellington Regional Council, Waka Kotahi, Ngāti Toa Rangatira, Taranaki Whānui ki Te Upoko, and Port Nicholson Block Settlement Trust.

Plans are not confirmed, but will likely be a mixture of market, affordable and public housing. We are looking to increase the density from original plans (+100 units), expect to be able to deliver in shorter timeframes, and provide better design and planning around integration with a potential MRT station.

The site allows for large buildings to be constructed that can accommodate ground floor commercial and/or transport activities. The site was previously set to be developed into apartments with a light commercial component and this has been marketed extensively.

The vendor is in the process of removing existing listings this week. The vendor's solicitor has contacted potential purchasers advising that they are not proceeding as per the terms of the Agreement for Sale and Purchase, largely due to uncertainty of construction costs escalation and market conditions. They have also returned deposits and provided a one off payment \$750 towards legal costs.

Local residents and businesses will already be aware that the site has the potential to be developed for higher density housing due to extensive marketing from the aforementioned vendor, so this will not be a new concept but the change from the original plans needs to be communicated carefully.

We will work with your office on communication plans about the site as part of a wider engagement plan.

Daniel Soughtton
DCE Central

Katja Lietz
GM Urban Planning and Design

Early engagement for around 130 proposed new homes across Whanganui

Suburb-wide engagement will begin in Whanganui on around 130 proposed new homes in late October. The engagement sessions will be divided up between Whanganui East and Gonville. Approximately 50 new homes across three sites are proposed for Whanganui East and 79 new homes across six sites are proposed for Gonville. There are also new acquisitions and three development sites which would be leased from the Whanganui District Council being considered.

There will be tightly sequenced communication and engagement activities as this is significant progress for more new potential housing in Whanganui – a high priority area under the Public Housing Plan.

Daniel Soughtton
DCE Central

Progress and changes for large development at Quartz Avenue, Rotorua

In 2021 Kāinga Ora purchased a large, build ready block of land (4.6011 hectares) at Collie Drive in Pukehangi, Rotorua (now called Quartz Avenue). The land has now been subdivided and initial civils work started this week. The first homes will start being delivered in stages from late October, with completion expected mid-2023.

We originally communicated that we were planning around 60 homes to be delivered in two different stages, with a first stage of 37 single storey homes planned. Our plans have now changed slightly, and Kāinga Ora will put 42 offsite manufactured homes on part of the site, with plans to offer the remaining section to either the market or other providers. Cognisant of our urban development obligations and the benefits of mixed model housing for such a large site, we are looking to determine whether other housing providers in Rotorua may wish to deliver housing on the remaining sections, to enable a mix of housing to meet the needs of the wider Rotorua community. This approach may enable other housing providers to consider delivery other forms of affordable housing and market homes.

We are actively developing public housing across Rotorua city and this approach enables a mix of housing solutions here, rather than putting a very large public housing development in one spot.

Daniel Soughtton
DCE Central

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Consentium – Change in scope

Consentium’s new scope was implemented from 1 October 2022 as planned. IANZ provided accreditation for the new scope in August, following a full competency assessment of Consentium’s operations. Registration for the new scope was provided by MBIE in late September. The new scope enables Consentium to provide consent services for ‘buildings that will be owned and retained by Kāinga Ora’. The change ensures the scope is clear and better aligned to the current and future consenting requirements of Kāinga Ora.

From a practical perspective, the following building-related work can now be consented by Consentium:

- public housing developments five storeys and above
- Community Group Housing (CGH) where tenants require higher levels of care
- mixed use buildings, where there are retail units or office space on the ground floor of a public housing development
- Kāinga Ora acquisition projects where the developer has been ‘approved’ and a site-specific sale and purchase agreement is in place (initial six-month pilot)
- repairs and maintenance work on buildings used for non-residential activities.

A change management plan has been implemented, including communications and engagement with stakeholders, and upskilling members of the Consentium team to ensure competencies align to the new scope.

Nick Maling
GM National Services

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2. Summary of papers sent

Paper	Purpose
AH 22 102 IAF Tranche 2 announcement	This paper provides you with information on the Kāinga Ora IAF Tranche 2 press event ahead of your announcement on 13 October 2022 in Flaxmere, Hastings
AH 22 103 Visit to Nikau Street	This paper provides you with information on the Kāinga Ora development in Hastings ahead of your visit on 13 October 2022

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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 22 355	Media	<i>Quarterly Report</i> Request for a copy of the Quarterly Report	17/10/2022	24/10/2022 extended
OI 22 386	Media	<i>KiwiBuild</i> Request for information about the KiwiBuild programme	16/09/2022	26/10/2022 extended
OI 22 388	Member of the public	<i>Property activity</i> Request for information on activity between 2000 and 2022	n/a	20/10/2022 extended
OI 22 336	Media	<i>Ka Awatea</i> Request for correspondence between Kāinga Ora and Ka Awatea	At the MO	27/09/2022 Extended (decision letter has gone out; docs pending)
OI 22 414	Member of the public	<i>KiwiBuild</i> Request for pipeline information	n/a	11/10/2022
OI 22 415	Member of the public	<i>North Growth Area Porirua</i> Request for analysis information	n/a	11/10/2022
OI 22 416	Member of the public	<i>Ka Awatea</i> Request for year 1 conflict declaration information	06/10/2022	13/10/2022
OI 22 417	Media	<i>First Home grants</i> Request for breakdown of pay-outs	n/a	13/10/2022
OI 22 418	Member of the public	<i>Healthy homes</i> Request for assessment information	n/a	14/10/2022
OI 22 419	Member of the public	<i>Development</i> Request for Prebensen Drive, Napier, planning information	n/a	13/10/2022
OI 22 420	Media	<i>Ka Awatea</i> Request for payment information	n/a	14/10/2022
OI 22 421	Otago University	<i>Developments</i> Request for information Eastern Porirua development	n/a	18/10/2022
OI 22 422	Media	<i>Correspondence</i> Request for correspondence from the Plasterboard taskforce	12/10/2022	19/10/2022
OI 22 423	Member of the public	<i>Statistics</i> Christchurch antisocial behaviour statistics	n/a	17/10/2022

OI 22 426	Member of the public	<i>Healthy homes</i> Insulation information request	n/a	19/10/2022
OI 22 427	Media	<i>KiwiBuild</i> Buyer surveys	19/10/2022	26/10/2022
OI 22 428	Member of the public	<i>Staff information</i> Request for information about tertiary qualifications	n/a	19/10/2022
OI 22 429	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	19/10/2022
OI 22 432	Member of the public	<i>Consultancy</i> Request for contract information	17/10/2022	25/10/2022
OI 22 433	Member of the public	<i>Redevelopment</i> Request for plans	n/a	25/10/2022
OI 22 436	Media	<i>Procurement</i> Use of section 14(9)(c)	17/10/2022	25/10/2022
OI 22 437	Member of public	<i>Statistics</i> Request for housing stats	n/a	27/10/2022
OI 22 438	Member of public	<i>Housing</i> Request for information Manners Street accommodation	n/a	17/10/2022
OI 22 439	Member of public	<i>Ka Awatea</i> Request for communication between Kainga Ora and Minister	19/10/2022	27/10/2022
OI 22 440	Member of public	<i>Statistics</i> Request for pipeline information	n/a	28/10/2022
OI 22 441	Member of public	<i>Developments</i> Request for development information	n/a	28/10/2022
OI 22 442	Media	<i>Developments</i> Request for Bryndwr information	19/10/2022	27/10/2022
OI 22 443	Member of public	<i>Housing</i> Request for leased housing information	20/10/2022	25/10/2022
OI 22 444	Member of public	<i>Projects</i> Request for IAF information	24/10/2022	31/10/2022
OI 22 445	Member of public	<i>Projects</i> Request for Otaki IAF information		31/10/2022
OI 22 446	Member of public	<i>Security</i> Request for costing information		07/10/2022

OI 22 447	Member of public	<i>Housing</i> Request for leased housing information		01/11/2022
OI 22 448	Member of public	<i>Developments</i> Request for development information		01/11/2022
OI 22 449	Member of public	<i>Housing</i> Request for leased housing information		01/11/2022
OI 22 450	Member of public	<i>Firs Home Loans</i> Request for decision process		31/10/2022
OI 22 451	Member of public	<i>Tenancy</i> Request for tenant information		24/10/2022
OI 22 452	Member of public	<i>Healthy homes</i> Request for statistics	24/10/2022	31/10/2022
OI 22 453	Member of public	<i>Home ownership</i> Request for credit policy		31/10/2022
OI 22 454	Member of public	<i>Developments</i> Request for information		01/11/2022
OI 22 455	Member of public	<i>Acquisitions</i> Request for house information		02/11/2022
OI 22 456	Media	<i>Maintenance</i> Request for statistics and costs of call outs	25/10/2022	01/11/2022
OI 22 457	Member of public	<i>Maintenance</i> Request for information about Bays water property		03/11/2022
OI 22 458	Member of public	<i>Healthy homes</i> Request for statistics	25/10/2022	01/11/2022
OI 22 459	Member of public	<i>National Maori Housing Conference 2023</i> Request for budget and support information		04/11/2022
OI 22 460	Member of public	<i>Developments</i> Request for information		04/11/2022
OI 22 461	Act Party	<i>Developments</i> Request for Consentium information	28/10/2022	04/11/2022
OI 22 462	Member of public	<i>Development</i> Request for information		07/11/2022
OI 22 463	Member of public	<i>CCTV</i> Request for footage		07/11/2022
OI 22 465	Member of public	<i>Development</i> Request for information		07/11/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 385/ OIA22-122	Member of public	<i>Correspondence</i> All documents and Cabinet papers mentioning Whangārei in relation to infrastructure and health funding decisions from the date beginning October 2017	12/10/2022	20/10/2022
OI 22 439/ OIA22-153	National Party	<i>Correspondence</i> Request for all correspondence information in relation to the initial and corrected answers to WQ 29763 (2022)	19/10/2022	27/10/2022
OI 22 445/ OIA22-154	Member of public	<i>Developments</i> Request for information regarding the Ōtaki, Kāpiti Coast affordable and market housing	21/10/2022	31/10/2022

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